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38



44

ON THE COVER

- 34 Chelsea interior designer Maurizio Pellizzoni looks at the art of apartment living
- 56 News on a special pop-up series at Le Gavroche: Mondays will never be the same again
- 66 Why Phoebe Gormley is a breath of fresh air down Savile Row

People & Places

- 9 Welcome to The Resident's brand new Portfolio section: events, parties, launches and the must buys this month
- 16 Photographer Richard Young reflects on the evolution of celebrity over four decades
- 20 St James's has been the epicentre of the gentlemen's club since the 1700s, but have times changed?

Homes & Interiors

- 27 Kara O'Reilly explains why colour means everything to the home
- 38 Staffan Tollgård takes us behind the scenes of a stunning Kensington transformation
- 44 The best of British available to buy right now

Gourmet

- 52 Why patience is a virtue for Jun Tunaka
- 58 Can Kurobuta's magic be replicated at Harvey Nichols?



52

Lifestyle

- 69 Celebrating a decade of kitting out our pets in the finest garments going
- 71 Looking at what makes London Morgan's dealership so special
- 81 Why it's worth celebrating the magical appeal of Roald Dahl

Property

- 85 Over 50 pages of the finest homes on the market

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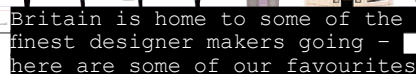
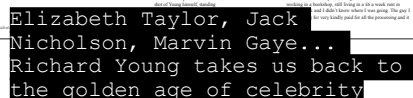


Considering my thoughts about editing *The Resident*, it only seemed apt that my first 'big read' feature for the title should be on member's clubs. Since the very first gentlemen's club was opened, White's in 1693, the St James's area has been at the centre of the movement. We live in very different times, but have the clubs really changed? Are they still predominantly for the gentlemen of the area? We may believe we live in a modern world, but some of the things I uncovered were surprisingly traditional (some may say old fashioned).

cannot understand the enduring appeal of the likes of *Big Brother*, here's a man who knows what celebrity really means. There are plenty of clubs today that look the part, a long way away from the smoke-filled dens that Young knew so well back in the 1970s and 80s. First impressions are key, as is the case with any kind of property on the market, but what are the tricks of the trade when space is limited? Chelsea interior designer Maurizio Pellizzoni offers his tips on creating luxurious apartments, plus Homes Editor Kara O'Reilly points out what colour can add to any pad.

Mark

At the ninth time of asking, Jun Tunaka now runs his own restaurant - and it's rather good.



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IN VOGUE

Eleven Fine Art and the Norman Parkinson Archive have joined together to celebrate Norman Parkinson's influential contribution to fashion photography, specifically through his work for Vogue. Elegance in Vogue, running from 17 February-24 March, shows how Parkinson was instrumental in taking fashion photography beyond the stiff formality of his predecessors and injecting an easy and casual elegance into his images.

11 Eccleston Street SW1W 9LX;
020 7823 5540;
elevenfineart.com



EXHIBITION

In the mind of a genius

The Science Museum is gearing up for a groundbreaking new exhibition, Leonardo da Vinci: The Mechanics of Genius, which opens on 10 February. It's a visually stunning exhibition that highlights the immense talent that sparked the polymath's reputation as an exceptional and enduring inspiration in the fields of engineering and art. Predominantly recognised as one of history's greatest painters, da Vinci was also a uniquely gifted draughtsman, creating a remarkable body of mechanical drawings that showed a radical approach to the challenges of flight, manufacturing and war. Visit sciencemuseum.org.uk/leonardo for more

PHOTOGRAPHY

Marilyn Monroe is starring once again as Gentlemen Prefer Blondes runs at The Little Black Gallery until 27 February, featuring the photographs of Milton H Greene and Douglas Kirkland. It's a stunning and intriguing look at one of Hollywood's most enduring superstars. 13A Park Walk SW10 0AK; thelittleblackgallery.com



TECH

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OPENING

ROYAL ARRIVAL

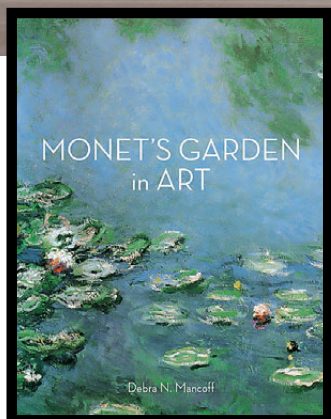
Luxury lifestyle brand, Kings of Chelsea, has opened the doors to its brand new London showroom on the King's Road. Offering the very best in high quality interior products, they opened with the exclusive UK launch of Roberto Cavalli Home Interiors, which represents all the benchmarks of modern luxury.

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PORTFOLIO

RAISE A GLASS

To mark its 30th anniversary, Saatchi Gallery has opened Champagne Life, its first all-women exhibition. Running until 6 March, Champagne Life celebrates the work of a constellation of female artists, and provides a rare and apposite moment to reflect on what it means to be a female artist working today.
saatchigallery.com



BOOK

UNSEEN WORLD

Monet's garden at Giverny was a private haven where domestic pleasure, artistic vision and aesthetic delight converged. Exploring his vision of the world of beauty he brought into being, Debra N. Mancoff's book has created a revealing look at how Monet's endeavours as a gardener were part of his identity as a painter. **Monet's Garden in Art by Debra N. Mancoff, £16.99, Frances Lincoln**

EXHIBITION

Restoration period

From Bishop's Home to People's Palace celebrates how Fulham Palace has been restored and renewed over the last 40 years. On show will be displays outlining the different stages of the restoration story for both the Palace buildings and the gardens, the archaeological finds that have been uncovered, and the specialist conservation skills that have been needed.
The exhibition runs until 14 April – see more at fulhampalace.org



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ENGLISH HERITAGE



After an inauspicious start, Young developed a bond with Elizabeth Taylor

I don't smoke, and Richard Young has only casually lighted up in the past, but we both see a romantic element in the humble cigarette. 'In the 1990s, clubbing became all roped off areas, bottles of vodka at five grand a bottle, VIP areas and security, but the most important change was people stopped smoking in nightclubs,' the celebrity photographer laments. 'Smoking in clubs gave it such an atmosphere and a camaraderie between people – "let's have a smoke, let's have a drink" – it all worked hand in hand. When they took the smoking away, people had to go outside into the street. That's not very elegant if a woman is wearing a beautiful Versace dress and Jimmy Choo shoes, standing outside in the cold with a cigarette in her hand. It changed the whole focus of nightclubbing.'

You'd think, reading these words off the page, that Young is having a proper rant, but he reflects on the changes in the world calmly. He is extremely friendly and easy to chat away to – 'What got me close to celebrities is having a sense of humour, trying to be a bit wacky, and being very nice and polite' – and boy does he have a story or two to tell, particularly when we chat about his most recent book, *Nightclubbing*. The tome features iconic party shots from star-studded parties taken during the past four decades, which Young credits not to his keen eye, but to his wife Susan for her passion in putting it together. Shots from the book surround us at his gallery in Kensington. 'Sometimes it happened so fast,' he says of capturing the images. 'It was very spontaneous and arty.'

The book opens with a fabulous shot of Young himself, standing outside what will eventually become his own gallery. 'That was in 1973,'

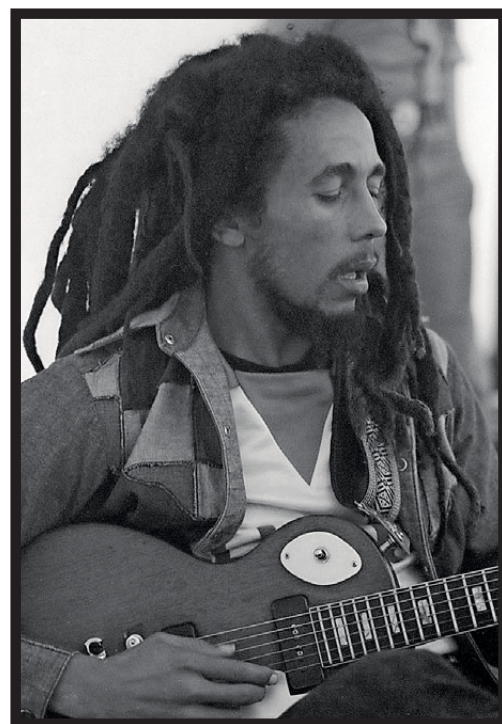
YOUNG AT HEART

For stories of the golden era of celebrity, Richard Young is the man to ask. The photographer invites us into his Kensington gallery to talk about icons

Words MARK KEBBLE



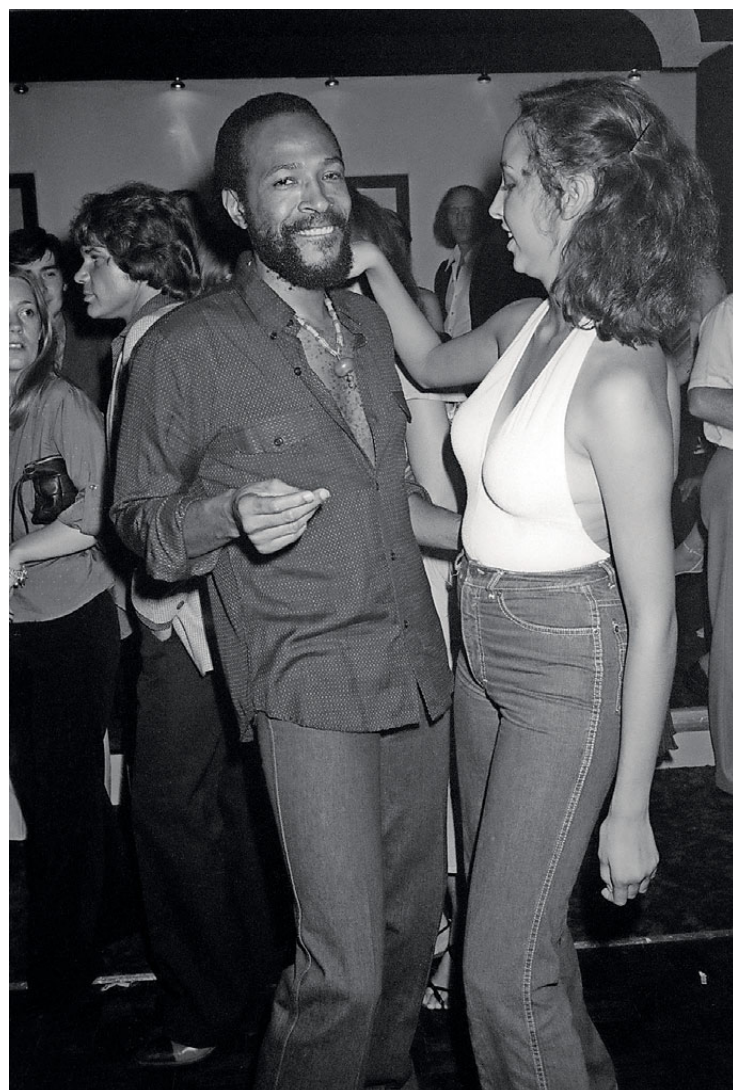
Jack Nicholson, Claridge's, 1978;
Bob Marley, Crystal Palace, 1980;
Marvin Gaye, Cheeks Nightclub, 1980

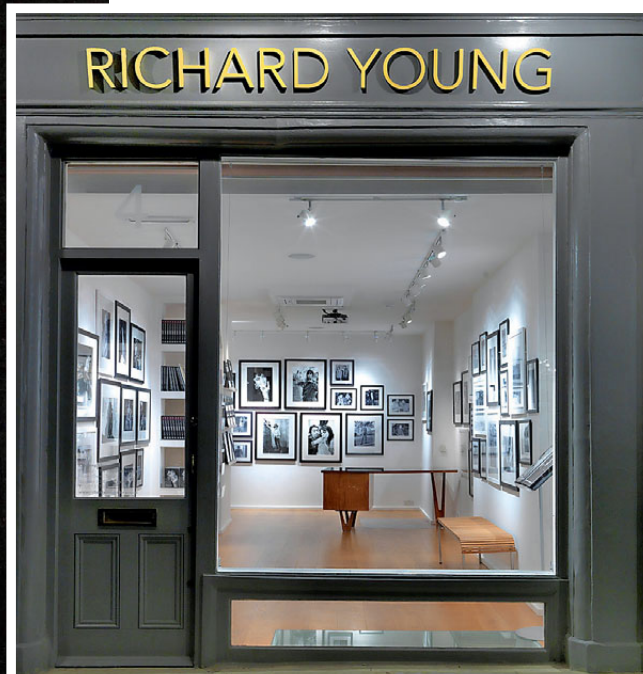
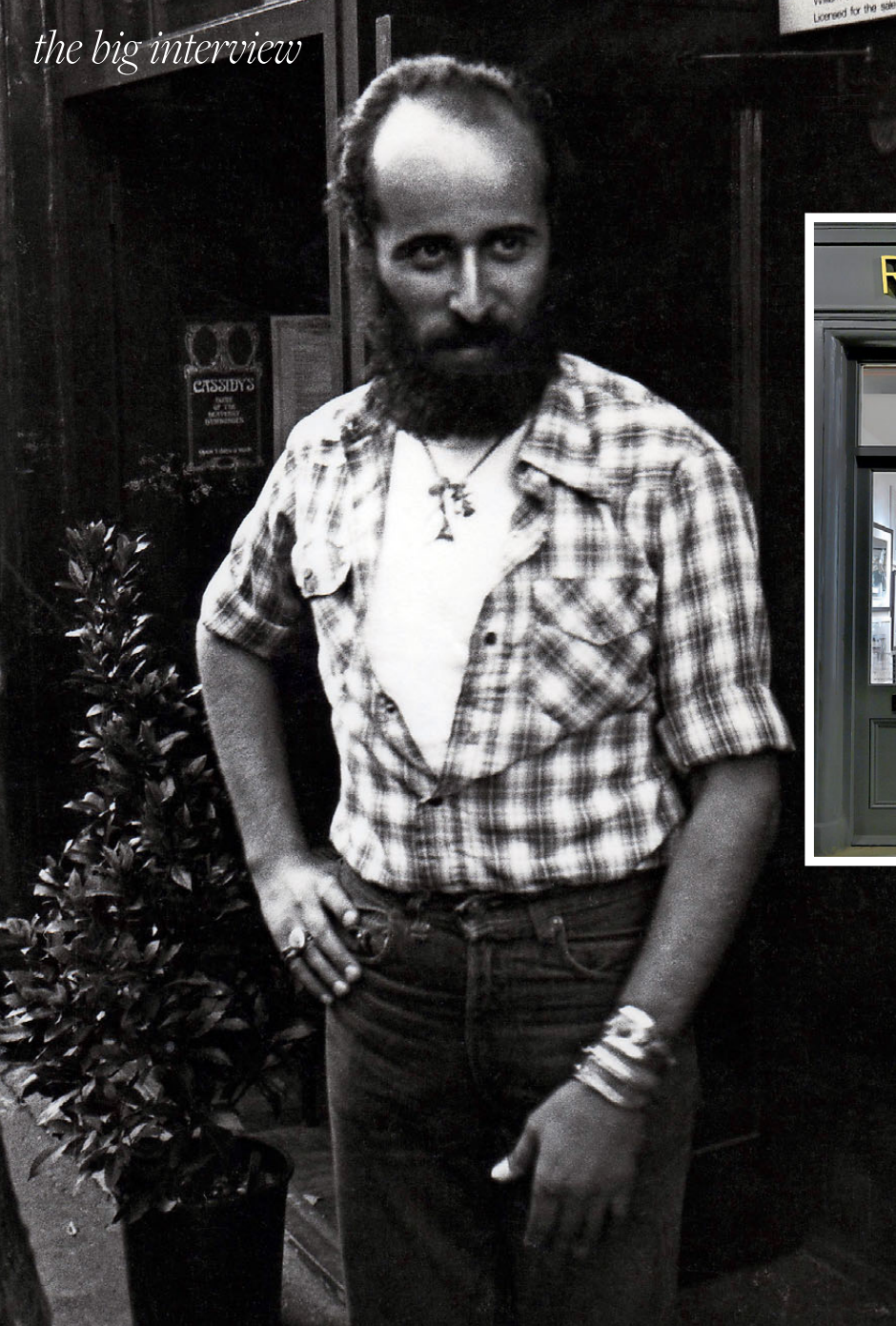


What got me close to celebrities is having a sense of humour, trying to be wacky, and being polite

he smiles. 'Next door there was a hamburger joint, and this was Jimmy Page's Occult Bookshop. I was standing here and my friend took a picture – obviously not realising that 40 years later it would be my gallery!'

He shakes his head at the coincidence, but it's just one of a number of surprises dotted throughout his career. 'I didn't see anything as a career,' he counters when he looks back. 'It was definitely by chance and definitely by a lot of luck, being in the right place at the right time.' Asked if he could use a camera, he lied and said yes, and was given a Nikon camera to go off to the West Country to take some architectural shots – and when he returned not one photograph came out. Unperturbed, Young continued learning on the job and within a matter of weeks he shot his first exclusive of John Paul Getty III visiting London. 'The phone never rang though,' he points out that it wasn't all plain sailing from there. 'I was still working in a bookshop, still living in a £6 a week rental in Holland Park and I didn't know where I was going. The guy I was working for very kindly paid for all the processing and it >





Young photographed outside what would eventually become his own gallery in Kensington; iconic photographs on show at the launch of the book, *Nightclubbing*



just developed from there. Having sold those first pictures to the *Evening Standard* they were contacting me two or three times a week and in 1974 they sent me to The Dorchester to try and get a picture of Elizabeth Taylor and Richard Burton.'

Gatecrashing the latter's 50th birthday was a watershed moment for Young. 'People always ask me what has been the best picture I have ever taken and I have always tried to be clever and say "I haven't taken it yet",' he laughs, 'but in actual fact I took it in the first 18 months of becoming a photographer.' The photograph of Taylor kissing Burton takes centre stage on one of the gallery walls, but doesn't he tire of recounting the events? 'I like telling that story,' he disagrees. 'Because of the spontaneity of it and the magic of that night. Not only was I acting as an undercover photographer, but I also became the DJ later in the night!'

Alongside that shot, he ranks a picture of Bob Marley in his top three – 'I am a big fan, so to have the opportunity to sit there with him was great' – along with a shot of Marvin Gaye

in the back of a limo. 'That was another weird situation,' he chuckles, 'how come I am sitting in the back of a limo with Marvin Gaye, who is probably one of the greatest soul singers of our time? It's absolutely surreal I tell you.'

*Not only was I acting
as an undercover
photographer, I also
became the DJ*

There's so many more shots that leave me open mouthed, from proper stars like Jack Nicholson and Sophie Loren, and there are many more photographs of big names not featured on the walls – which leads me to ask what he makes of celebrity today? 'I don't really know what celebrity means any more. If I was starting out today, I probably wouldn't have been a photographer,' he says.

Thankfully he was and asking him about what the future holds, he says: 'There is one thing I would like to do – write an autobiography. There are notes scattered all over the place.' There's one word that sums up the prospect of that: smoking.

Visit nightclubbingbook.com to find out more about the book. Richard Young Gallery, 4 Holland Street W8 4LT; 020 7937 8911; richardyounggallery.co.uk / Instagram: @richardyoung110

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SOCIAL CIRCLES

St James's has long been home to the quintessential gentlemen's club, but with a new addition to the scene, have times truly changed?

Words MARK KEBBLE

Ever since White's Club was opened in 1693, Pall Mall has played host to all manner of gentlemen's clubs. White's, along with Boodle's (opened in 1762), remain the bastion of privilege to this day, but many more clubs have followed. 'It's entirely historic,' says the journalist Henry Conway, himself not a stranger to clubland, on why St James's was deemed the ideal location for so many of these institutions. 'Essentially they started out as 18th century gambling dens for aristocratic men who wanted to misbehave and chat away. To be a gentleman you are proving yourself to the world by being a member of a club.'

As the 19th century dawned, there appeared to be a different inspiration behind the gentlemen's clubs. The Travellers Club (1819) was dedicated to social and business travellers; The Athenaeum (1824) for lovers of the arts, literature and the Church; Reform Club (1836), a political base; and Army and Navy Club (1837), for officers of both – clubs that all opened on Pall Mall amongst others. 'The reason St James's gentlemen's clubs survived is the fact they are social cache,' says Conway, 'and I still think they are social cache.'

Rag to riches

'Good morning Colonel, how are you today? Would you like the same room?' A very distinguished looking gentleman, slightly bent over a walking stick, nods his approval. His wife takes two bags from his hand and they are helped along to a lift, which will whisk them to the upper floors of the Army and Navy Club, where bedrooms for members are located.

Despite being well into the 21st century, there is something joyfully traditional about the Army and Navy Club. From the Grandfather clock ticking away in front of me while I wait for my tour, to the many stunning and original paintings throughout the club, history is all around you. The ceilings are not as high as they once were – the club was rebuilt in the 1960s – but today the club still sticks to its overriding military ethos.

Affectionately known as The Rag – which came about shortly after its opening when a certain Captain William Duff was furious about being offered a meagre amount of food one night, calling it a 'rag and famished affair', but members took it in good humour rather than being offended – membership today is still predominantly military based: it's a club for commissioned officers of the British Armed Forces and Commonwealth. A small

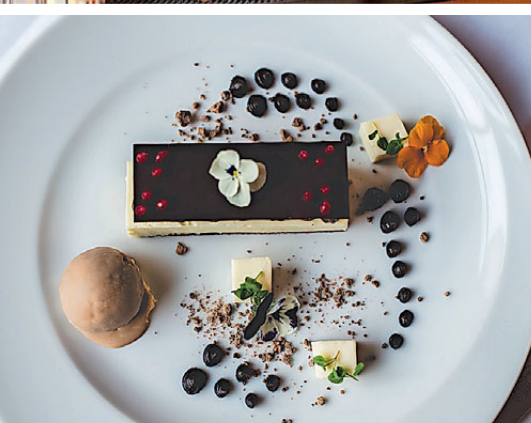


The Army and Navy Club as it was in the 19th century

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number of other memberships are available and include non-military membership, membership by association for the wives and children of members, and a more recent addition: corporate membership. My tour is conducted by The Rag's librarian, Mary Duffy, and Elana Kruger of the marketing team, and the subject quickly turns to admitting women. 'Associate membership for women was offered from 1964,' says Kruger, 'but full military

It was a controversial decision to admit women, but the club had to naturally adapt to the changing nature of the armed services

membership to women was offered in 1994. We were actually one of the first London clubs to accept women as full members, although they used to have to enter and leave via a different entrance at the back of the club [which was changed in 1994].'

'It was a controversial decision,' Duffy adds. 'However when the first women were being commissioned in the military, the club had to naturally adapt to the changing nature of the services.' Recent times have seen the military world contracting, so once again the club has been actively responding to the future by making sure the changing needs of the armed services are catered for, such as the provision of the Ian Jacob Business Centre, which is ideal as a business base in Central London, and the convivial Ribbon Bar & Terrace, where the dress code is a bit more informal.

My tour is an eye-opening one which included the display of items attributed to Nell Gwynn, who was rumoured to have lived in the workhouses that were on this location before the club was built. The rooms each have their own personality, from the Smoking Room (where you can no longer smoke) to the Ladies' Drawing Room (that's not just for women).

Both of my hosts feel clubs such as The Rag remain a key element of the St James's area, but all have evolved. 'We have adapted to how the military has changed,' Kruger says, 'but essentially we are serving an enormous purpose in terms of our members' lifestyles. There's a crucial connection to that world in which they served and how they keep in contact with their service associates. The club is very much a home away from home. The moment they walk in it's, "Good afternoon Commodore, how are you?" – there's that personal connection.'

Pouring forth

Just across the street from The Rag is the latest kid on the block, 67 Pall Mall, which describes itself as 'founded by wine lovers for wine lovers', as Alexander Larman discovers. Set in a grand Lutyens building, a painstaking refurbishment of a derelict former bank has resulted in an appropriately inspiring space in which its members (1,400 at the last count) can either bring their own bottles (for a reasonable £20 corkage fee) or choose from an awe-inspiring selection by the glass, starting at £7. Prices are kept low; as CEO and founder Grant Ashton puts it: 'Where else in London could you come and drink a glass of Dom Pérignon 2004 for £20?'



Inside the opulent but far from overwhelming space, Ashton is in fine fettle when we meet on the first official day of opening, although the sizeable private spaces downstairs have been in use for tastings and samplings for some time. Joined by smoothly authoritative (and appropriately named) General Manager Niels Sherry and Master Sommelier Ronan Sayburn, all bring an impressive weight of knowledge and experience to the operation. Ashton proves both a convivial host and an evangelical figure when it comes to the merits of a club where the enjoyment of fine wine is not only a by-product, but the entire point of the operation.

‘My motivation was to found an establishment that would allow people to sample fine wine at considerably smaller mark ups than they would expect to pay in a restaurant,’ says Ashton. ‘Our mark ups are between 20 and 40 per cent; in many of the establishments round here, you would expect to pay three to four times what the wine originally costs. And I felt that this put people off going out; speaking personally, I found that I was drinking more at home rather than in restaurants, which seemed a shame.’ With this in mind, members who want to splash out can do so, but those of more moderate tastes can enjoy the fine English sparkling wine Nyetimber at a mere £7 a glass – half what it costs in many other restaurants.

The food side, overseen by ex-Roast Head Chef Marcus Veberne, is certainly key to the operation. ‘We’re open from breakfast to dinner, and we want people to be able to enjoy some excellent cooking, but we’re wine-led, rather than food-led,’ says Ashton. ‘Marcus has been coming up with dishes

that are dictated by the wine list, rather than the other way round.’ As Sayburn drolly interjects: ‘This doesn’t really include the breakfast menu so far, but we’re working on it’, followed by a brief discussion about ‘the perfect breakfast wine’. (The conclusion was, unsurprisingly, champagne.)

As Ashton points out as we say our farewells: ‘You can have excellent food, really excellent wine and hopefully sparkling conversation in a convivial setting. What more could you ask for?’

Changing of the old guard?

‘When I first started going out in London at the dawn of the 21st century, I would never have expected 15 years on for so many member’s clubs to be opening,’ Henry Conway considers about 67 Pall Mall. ‘Things have obviously changed. A lot of them allow women in now – thank godness – and rules have been relaxed.’

The days of being gambling and drinking dens may be long gone, but the clubs of Pall Mall, in general, haven’t moved much in terms of what they want to offer their members. ‘As you get older there is something quite charming about belonging to a place, that *Cheers* thing where everybody knows your name,’ laughs Conway. ‘There’s a certain solidity about them, the bedrock of English restraint and society, and a lot of it seems ridiculously old fashioned and archaic and, indeed, stuck in the 19th century. But you know what? That’s what their members like.’

67 Pall Mall is the latest of St James’s many clubs, overseen by Grant Ashton, Niels Sherry and Ronan Sayburn

The Rag, 36 Pall Mall SW1Y 5JN; 020 7930 9721; armynavyclub.co.uk
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KARA O'REILLY

Why we should all inject a little colour into our lives

This may come as a surprise to those who know me well – after all, I have been encased in my monochrome uniform of black with hints of white and grey, come sun or snow, since my teen years – but I really love colour. And I really, really love colour used in interiors. From a ‘toe in the water’ accent accessory to a full-on, joyous, ceiling-to-floor number, nothing has the power to lift the spirit and add personality to a home like a bit of well-chosen colour.

The doyenne of how to do colour well is Tricia Guild, Founder and Creative Director of Designers Guild (designersguild.com), which she set up back in 1970; opening the worth-a-trip-to King’s Road flagship in 1972. If you are someone who is nervous of embracing colour, just having a flick through one of Guild’s wallpaper sample books may well prove to be your jumping-off point for a new look at how you decorate. And because she designs in fantastically thought-through co-ordinating collections of wallpapers, fabrics and paint, she makes you feel as if even the most colour-phobic could pull together one of her more exuberant looks.

Guild would be the first to say that for colour to work in anyone’s life, they have to choose shades that they are drawn to. This is a view shared by David Mottershead, Managing Director of great British paint company, Little Greene (littlegreene.com) – another of my go-tos when it comes to decorating with colour. He also agrees with Guild that colour runs the full gamut and doesn’t just mean Crayola brights,

but also soft neutrals, powdery pastels, moody darks and everything in between. ‘The use of paint in our homes should reflect the spectrum of colours we encounter in the world beyond our windows. From primary colours of blue and red to the more muted tones of stone and heather, these colours connect our interior with the exterior world,’ he explains.

IMHO, the Little Greene paint chart – along with those of the influential Farrow & Ball, the soon-to-be-relaunched Paper & Paint Library, and interior designer Abigail Ahern’s bijoux range of dusky shades – should be in every interiorista’s inspirations scrapbook, while recently I have been rather taken by Edward Bulmer Pots of Paint, which is a well-considered range of natural, mineral-pigmented, historical paint colours from the architectural historian.

So, if in among your recent resolutions you have decided to do something to your home, consider picking up a colour-loaded paintbrush or investing in an eye-catching accessory that will make your heart sing every time you see or use it (both Heal’s and Habitat have fabulously hued cushions, throws and tableware in their new spring collections, BTW). It’s all about baby steps, as Guild suggests: ‘Try adding colour in small doses first: a cushion, a throw or a rug. Or use colour in unexpected ways: paint the insides of cupboards with a vivid shade or use coloured linings for curtains and blinds. While hallways are a great place to use stronger colour, as they are areas that you travel through, so they can enliven and energise you without being over-bearing.’

Nothing has the power to lift the spirit like a bit of well-chosen colour





THE DARK SIDE

Colour doesn't always have to mean in-your-face brights. The interior designer Abigail Ahern has made the use of moody hues one of her signature effects. She recommends going the whole hog and painting everything in one shade, as it blurs the boundaries in a room and creates the illusion of more space.

Abigail Ahern paints, £33 per 2.5l emulsion, abigailahern.com

FEATURE WALL

There really are a myriad of bold and beautiful wallpaper designers out there to suit everyone's taste and colour schemes, but one of my go-to companies is Cole & Son. Its latest Geometric II collection includes this glorious harlequin print design, which lends itself to a papered feature wall. Prism wallpaper, £92 per 10m roll, cole-and-son.com

COLOUR CODES

From feature tiles to new ways with paint, here are the latest ways to introduce some dramatic shades into your home

Story KARA O'REILLY



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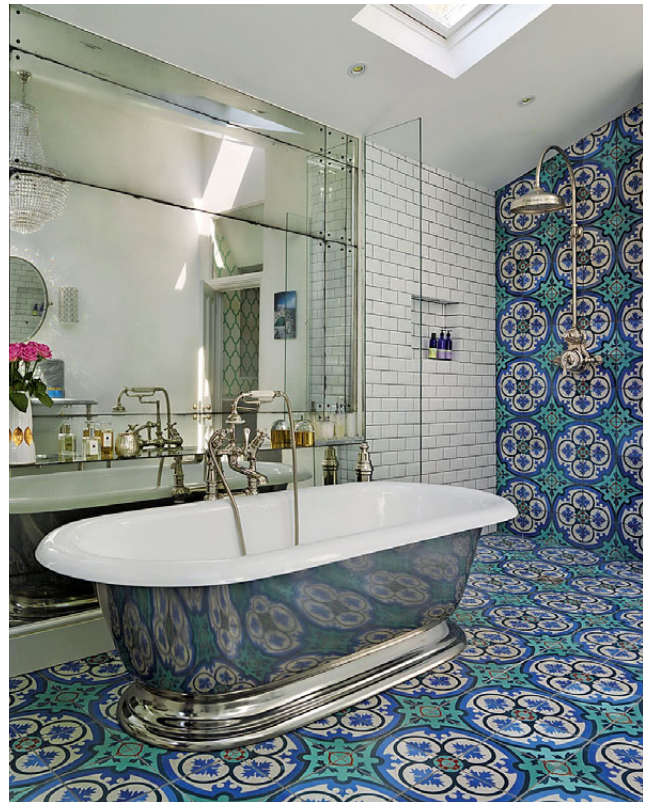
King 970mm in Satin Polish
Chatsworth Satin Nickel TRV
Satin Nickel wall stay
As seen £828

Wallpaper by Farrow & Ball, Hornbeam BP 5007

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WINDOW FIX Create a cosy bedroom by decorating it in saturated shades. Colour-matched shutters can be a dramatic way to make the colour all-enveloping, as well as drawing the eye to the window as a feature. **Custom-finished solid shutters, from £159 per sq m, californiashutters.co.uk**



TILE TECHNIQUES The current vogue for using patterned tiles is an attractive way to introduce colour into functional rooms such as the bathroom and kitchen. Take the lead from this en-suite and run floor tiles up the wall to demarcate the shower area, a design by the new Drummonds Bathroom Design Service. **drummonds-uk.com**



FLOOR SHOW Choose a generous-scaled rug in a beautiful, bold design and it can be the colour centre-piece of the whole room. Use complementary accessories or furniture to emphasise key shades in the pattern. **Sellersbrook Yellow hand-knotted Tibetan wool rug by Suzanne Sharp, £775 per sq m, therugcompany.com**



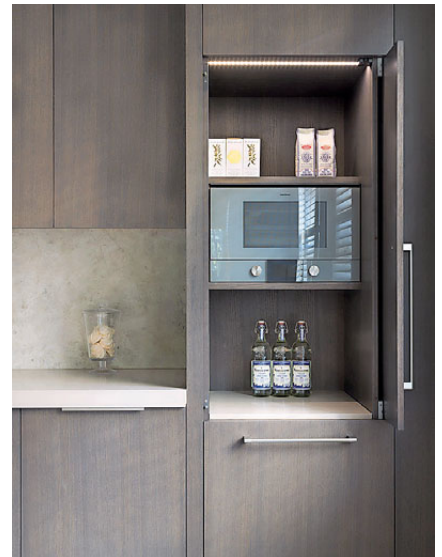
ARCHITECTURAL DETAILS Picking out architectural details with a strong paint shade is a simple way to add a lot of interest to a room. Skirtings, plus door and window frames, are good places to start, but chimney breasts and coving can also look dramatic. **Aloe Spike and Winter Sedge matt emulsion, £36 per 2l, paintbyconran.com**

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BESPOKE INTERIORS

Melanie Williams Interiors is a London-based architecture and interior design consultancy specializing in high end residential and boutique commercial projects in London and beyond.

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PAINT SKILLS

You don't have to stick to one colour when decorating a room. Use a palette of complementary paint shades to create graphic effects such as this varied-width stripe design.

Paints from the Colour Futures 2016 collection, matt emulsion, £24.49 per 2.5l, dulux.co.uk



STATEMENT LIGHT

Add a shot of vibrant colour in the shape of a statement pendant light. If you have the ceiling height – lucky you – then you can go to town with a jaw-dropping contemporary chandelier such as this one from a vast range of designs at lighting specialists Christopher Wray.

Eckert by Italamp, £3,125, from christopherwray.com



BATHING BEAUTY

Forget white sanitary ware – instead introduce colour into your bathroom by getting your bath exterior finished in a custom shade to really introduce some personality into the space.

Tubby Torre Duo roll-top bath (can be finished in any Dulux Trade colour), from £2,613, albionbathco.com



BOLD FURNITURE

Be brave and buy bright upholstery. A large piece, such as this sofa, can be the way to bring a hit of colour into a neutral scheme. If you don't feel quite ready to invest in bold furniture, then a selection of bright cushions are a subtler take on the same effect.

Metro sofa, from £1,384, and Metro chair, from £1,005, both delcor.co.uk



Bespoke pieces of furniture really add wow factor to this Chelsea townhouse



FINISHING TOUCH

Why there is a real art to designing for apartment living in London

Words MAURIZIO PELLIZZONI



I first moved to London from Italy in January 1998. It was never my intention to move here as, to be totally honest, I didn't enjoy my time in London when I visited for a holiday during the previous summer. My plan was to stay no longer than a year, learn English and then move to the USA – but after being here for six months I grew to love the City and its energy.

I have been here for nearly 20 years now and even during the financial crisis I don't think I saw London stop expanding or evolving with time. As a designer in London, I have the opportunity to work on some truly amazing projects as it's such a desirable location to live. I always wanted to have

my studio in the Chelsea Design Quarter, though, as since I started working in the UK design sector I have found it to be the best place to source and find anything related to design. I love the architecture in Chelsea, all of the houses are well curated and reflect the idea I have always portrayed of London – and there is also a host of opportunities to work on apartments.

Designing an apartment is always much more difficult than a house. A Chelsea townhouse, for example, will usually have the luxury of space and you can find many solutions to hide away everything that you don't want to see out on display. When designing an apartment there are usually some

Albion Riverside

Maurizio Pellizzoni was commissioned to re-design the interior of this luxury, open plan apartment in the Albion Riverside development. To achieve the client's wish for two distinct looks – for summer and for winter – Pellizzoni created a white linen interior for summer and a palette of gold, brown and black for winter. The loose covers, gold accessories, and Persian rugs can be removed and stored away. The client's personal collection of books, artworks and antiques were also incorporated into the scheme.



Antiques add real personality to Albion Riverside

limitations with space, but you need to make the most of what you have.

Paul Cezanne once said: 'It's so fine and yet so terrible to stand in front of a blank canvas.' This is probably one of the main dilemmas for us designers. Every time we start a new project, we have a white canvas and lots of expectation from the client. I start by getting to know the client and what they want from their new home. For me, it is important to create something unique and personal for each client.

For Albion Riverside (see box out), I was commissioned to re-design the open plan formal seating room as the client felt it was too cold and impersonal. They wanted something cosy, warm and

friendly to use, but also asked for two distinct looks – one for the summer and one for winter, with inter-changeable accessories and furnishings, which is the element I am most proud of with the finished look. Accessories, like fresh flowers, are always important with smaller spaces like apartments, but this is the same with bigger properties: from a large mansion to a small apartment, the accessories create the mood of each room.

It's exciting when I am commissioned to create bespoke pieces furniture, as I was with a recent Chelsea townhouse project. From a small table to a large wardrobe, these pieces are key to adding the unique touches to the interior scheme. Antiques, too, are the best way

to add some personality and character to each interior. The best way to use them is in small doses and by doing this it will create a wow factor in the room.

Regardless of the property size, it is always important to make sure not too much is added in each room as this will create a sense of clutter. This can make the space feel unfriendly and uninviting. Even when using different accessories, it is important to be able to de-clutter anything that doesn't work well.

Although I am involved with projects all over the world – I am currently working on two product design collaborations with a Hong Kong-based company, for example – I really enjoy working in Chelsea. By being located close to the area, I am able to check each project on a day-to-day basis and add that personal touch.

Maurizio Pellizzoni is Founder and Creative Director of Maurizio Pellizzoni Ltd – find out more by calling 020 7352 3887 or visiting mauriziopellizzoni.co.uk

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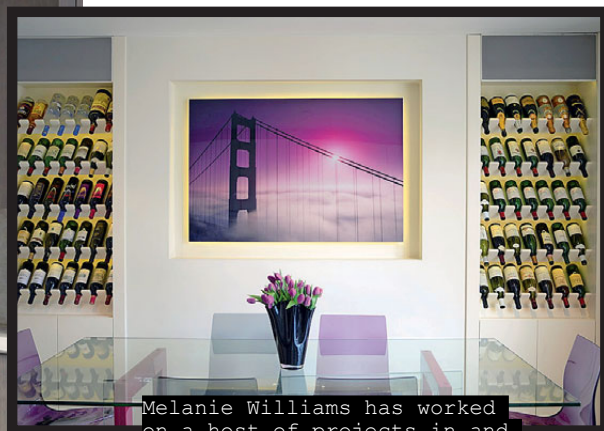
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Melanie Williams has worked on a host of projects in and around Chelsea

MAXIMUM IMPACT

No space is too big or small, says interior designer Melanie Williams, when it comes to realising a client's dream home

Words MARK KEBBLE

Perhaps it comes as little surprise that Melanie Williams ended up in an architectural career. 'I used to love drawing, painting and building models,' she smiles about her childhood. 'I'd say I have Lego and my dolls house to thank for my early interest in building, houses and interior decoration – not to mention the fact that my parents rebuilt part of our family home when I was young, so I lived a year of my childhood on a building site.'

All grown up, Williams today runs her own London-based architecture and interior design consultancy specialising in high-end residential and boutique commercial projects. 'It's great to work not only on the built form, but to carry the design vision through into the bespoke interior finishes and furniture,' she says on the USP of her business, which launched at the start 2012. 'We find clients value the bespoke nature of our service.'

With a dedicated architectural approach – 'We always think of the spaces we are creating as a whole and



their relationship to other spaces' – Williams has undertaken a whole host of projects across London and beyond. 'The projects we have worked on in South East London (Herne Hill / Dulwich) are all family homes that have to work so hard to provide the versatile and practical spaces that families need. Having a family of my own I know how important designing practical spaces is, as well as the need to create great entertaining

spaces,' she says on a point of difference between this area and south of the river. 'Most of our Chelsea-based projects have been apartments for couples, bachelors or for property developers, which have had slightly different briefs. I enjoy all of our projects, so it would be hard to pick a favourite – but we recently completed a project in New York for some of our past London-based clients, so that was very exciting for us.'

Chelsea, Williams says, is an inspiring area to work in. 'It's a great part of

Properties here are great examples of the importance of proportion

London,' she enthuses. 'We have been predominantly working in Chelsea since we started. It's great to be working in such a beautiful part of town and one that I remember well from my days [studying] at the Royal College of Art.'

'The historic properties here I think many take for granted,' she continues. 'They provide great examples of the importance of proportion, decoration and details in design. We certainly hope to take on more challenging projects in Chelsea [in the future].' And, for now, Williams is over the moon that existing clients have bought into a love for interior design that started way back. 'Working with them to maximise their investment in their homes, and seeing our designs and collaborative efforts be realised, gives me the greatest pleasure,' she smiles wide. 'It's so satisfying.'

Find out more by calling 07989 597264 or visiting melaniewilliams.co.uk



The first floor reception room, with its two fireplaces and abundance of light, is a favourite of Tollgård's



MAKING THE GRADE

Taking a closer look at how a 19th century building was transformed for the 21st century

Words MARK KEBBLE

Staffan Tollgård is slightly thrown by my question. ‘Gosh, that’s a rather large topic,’ he says when I ask him to compare the approach to interior design in London to the rest of the globe. ‘The world is a diverse place, it even changes just within the UK. Because of the rich history, good education opportunities and a plethora of fantastic projects, London is probably seen as the interior design capital of the world. Long may it last.’

He speaks warmly of the area his design studio has called home since 2013 (Grosvenor Waterside to be precise), and Tollgård is celebrating a decade in the business he runs with his wife, Monique. ‘You have a partner who understands the stress and problems you are up against,’ he says on the marital team up. ‘We are, essentially, practical design geeks. We have a rule to not talk about design when we go out for dinner, but that lasts up until we’ve ordered!’



Good use of art and accessories adds drama and colour to the overall design

I love the restoration process and breathing new life into buildings



It's no surprise they want to talk work when I take a look around a recent project in Knightsbridge, covered in all its splendour here. 'The brief was to create an impressive, functional and beautiful family home that was at once respectful of the traditional architectural envelope, but brought the interiors into the 21st century, blurring the edges between old and new.'

A Grade II listed building, its history played a key role in the modern look. 'The reconfiguration of the traditional Georgian layout, spread across many floors and half floors, meant it was hugely important that the materials spoke to each other throughout,' Tollgård explains. 'We needed to link the spaces with the materials to successfully eliminate the thresholds that are obviously there. We wanted to stay neutral and to enrich this with texture and exclusive materials. Metals, stone, woods, leathers and fabrics all enrich the palette and create interest in the details. The colour comes from the glow of all the metal detailing, and the contemporary and bold art.'

As part of his company's services, Tollgård takes particular interest in the furnishings and accessories of projects undertaken. 'The interior architecture and material create a fantastic residence, but the furnishings and accessories make



Neutral tones are enriched with texture and exclusive materials



it a home,' he enthuses. 'I enjoy both parts and we are lucky to be involved in both on most of our projects.'

The final design has incorporated a sub-basement with an impressive gym and wellness area, three reception rooms, five bedrooms, exterior terraces, as well as a media room and garage – but Tollgård is left in no doubt as to what his favourite room is. 'I absolutely love the first floor reception! It spans the full width of this relatively narrow house and uses it beautifully with two full height sash windows letting in lots of light. It also incorporates two fireplaces and a study with views of the private garden.'

There's no reason why this design company can't conquer the world, but Tollgård appears quite happy to be where he is. 'We are so lucky to be able to work with such a handsome catalogue of buildings,' he remarks on the Knightsbridge and Belgravia areas. 'Invariably we work within listed properties, so it is a real challenge to make the spaces work for modern lifestyles. But I love the restoration process, as well as breathing new life into buildings.'


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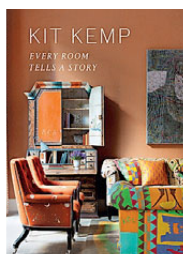


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INSIDE INFORMATION

If you can't come up with an excuse to spend a decadent night – or two – in one of the inspiring London design hotels owned by boutique chain, Firmdale, then now is your chance to get a sense of how co-owner Kit Kemp comes up with her bold interiors. Her latest beautifully photographed book, *Every Room Tells A Story*, gives a behind the scenes look at how she creates her distinctive, colourful and desirable room schemes – and gives some proper insights on how you might attempt to emulate her signature style at home. **Kit Kemp: Every Room Tells A Story**, with photography by Simon Brown (Hardie Grant, £30). The Resident readers can buy it at the special price of £25 (inc p&p). To order, call 01256 302699 and quote GS2

HOMES NOTEBOOK

Kara O'Reilly brings you the latest interior news

Mini Trend: Sculptural side tables



Chiswick glass nesting side tables, £249, atkinandthyme.co.uk



Vasari metal side table, £350, johnlewis.com



Nixon end table, from £595, uk.jonathanadler.com



Leading light

Featured on our cover this month, LUXXU is a new lighting experience that will truly make any city home sing. Their designs are made with the finest selection of materials such as brass, glass and Swarovski crystal, combined with rare handwork techniques and contemporary design. Essentially, LUXXU's world is all about exclusivity, ambience, sophistication, with modern and classic design combining in perfect harmony. On the cover is their Waterfall Chandelier, 60cm high and 160cm wide, made of brass and glass and with a gold plated finish. You won't get more of a stand out feature than that. Find out more by visiting luxxu.net



GLASS ACT

One of the most eye-catching launches at London Design Week was the Mineral Pendant range by blown glass light specialists, Rothschild & Bickers. I put it down to its on-trend colours and resemblance to giant marbles. From £550 each, rothschildbickers.com



Norton upholstered wingchair, £1,530, jamesuk.com



Kustom mirror, £435, barkfurniture.com



Snowstorm blown glass candle holder, £45, papastour.com



East Meets West Lundunar Kort globe, £570, kristjanaswilliams.com

MADE IN BRITAIN

Whether it's pieces by long-established firms or upcoming designer-makers, buying into great British style has never been easier

Story KARA O'REILLY



Moss scented candle, £12.95, bogstandardcandles.co.uk



Parker & Farr Storyteller sofa in Osbourne and Little Maharani, £3,345, parkerandfarr.co.uk



Wrapped Rabbit
Mighty mug, £22,
rorydobner.com

Anglepoise Giant 1227
pendant lamp, £350,
anglepoise.com



Cashmere Qest
Elaborate Check
throw in Blue, £495,
Johnstons of Elgin,
johnstonscashmere.com



Scattered Fern
cushion in Ink, £45,
clarissahulse.com



Blue dragonflies dinner plate from the In
Colour collection, £45, melodyrose.co.uk

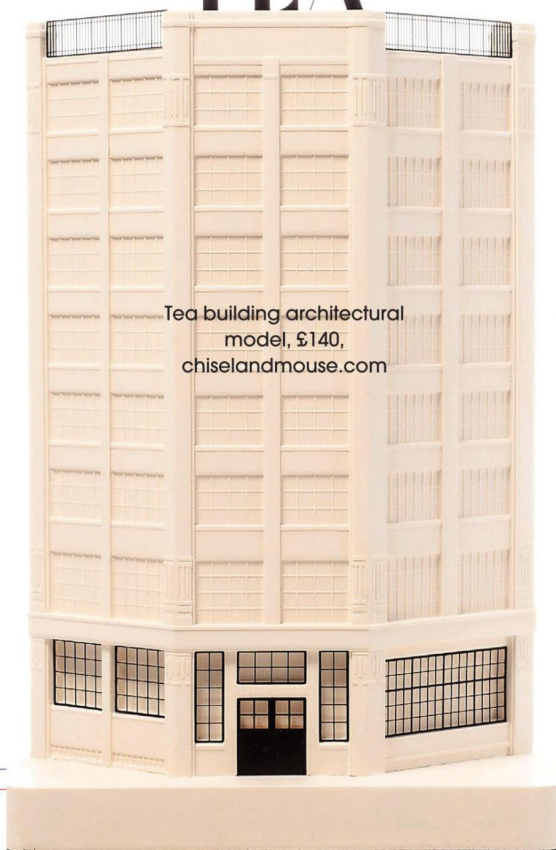


Ercol Originals 911
Chairmakers chair, from
£795, ercol.com



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piece cutlery setting, £95,
davidmellordesign.com

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model, £140,
chiselandmouse.com



Darjeeling Reed
Diffuser, £26 for
100ml, t-london.com



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FRONT RUNNERS

How London Door Co set the benchmark for handmade doors in the capital

Words LORRAINE CRIGHTON-SMITH

Founded in 1982, The London Door Company has been dedicated to making and installing handmade doors for over three decades and set the benchmark for the industry, particularly with period-style doors. The initial business concept was to supply screen-printed decorative glass, but from these humble beginnings the company has become London's leading door supplier, installing over 30 doors a week.

All London Door Co doors are made in one of the company's four workshops in Wimbledon. In the early days there was just one factory unit but there is now a team of 40 staff, including one of the original founders who remains at the helm of the business. Two employees have been with the company since the start, having joined straight from school. One even has his son working with him as a carpenter.

The level of detail that goes into creating a bespoke London Door

Company door is impressive; from the initial design to handmade leadlight and etched glass and the finished product, weeks of loving labour go into each door. For a typical four-panel door, a joiner will work with 63 individual pieces of wood, 10 mortice and tenon joints and 64 mitres – and that's just the start. The pain-staking, hand-painting process follows. Fitting a door into an existing frame takes a great deal of skill, it is made to be a tight fit and requires 'scribing in', this is where the carpenter offers the door up to the opening and makes pencil marks on the door to use as a guide to carefully plane the door to get the best possible fit.

Where the original frame is simply no longer serviceable (tired, worn out) the best advice is to replace it with a



A beautiful, bespoke front door can add real value to your home

stronger, better draught proofed version of the original.

London Door Co only uses the best possible materials, and will always work with wood – never PVC or composite. The company preference is to use Accoya wood, which is the most recent advance in timber technology, it has minimum movement and shrinkage, problems often associated with traditional wooden doors. The team fully understands the aesthetic of a front door, they get the proportions just right and have a vast knowledge of period styles; all sales designers have extensive training so that they can offer expert advice.

First impressions count and having a beautiful bespoke exterior door can add real value to your home. Visit one of London Door Co's three London showrooms in Penge, Battersea and Belmont, to find out more.

See londondoor.co.uk for details



All of The London Door Company's doors are handmade in London



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SWEET DREAMS

Looking to create a child's bedroom they'll love? Gigi Brooks can help

As one of the UK's leading interiors companies, Gigi Brooks knows a thing or two about design and offers their customers the chance to design and furnish their homes with some great buys from around the world.

They are also experts in designing and furnishing children's bedrooms of all ages and offer a bespoke service that specialises in a complete interior design service. This unique service offers you and your children the chance to design a unique room they will love.

Gigi Brooks' fantastic team of interior designers will work with your ideas, dreams and even sketches to bring your ideas to life. Their home visit service (to anywhere in the world) offers you the chance to speak in person to their designers and show them around the room you want to decorate and furnish. The expert team at Gigi Brooks HQ specialises in three core areas of design from detailed one-off bespoke commissions to complete room designs, all from initial concept to full installation.

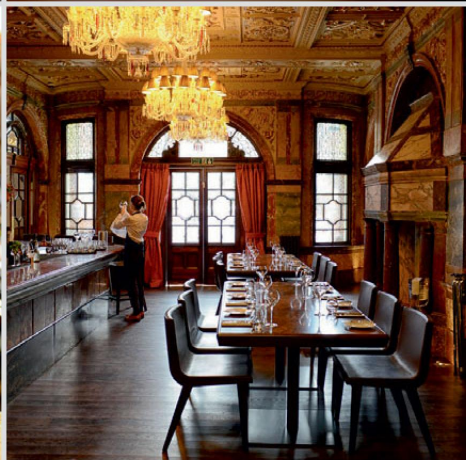
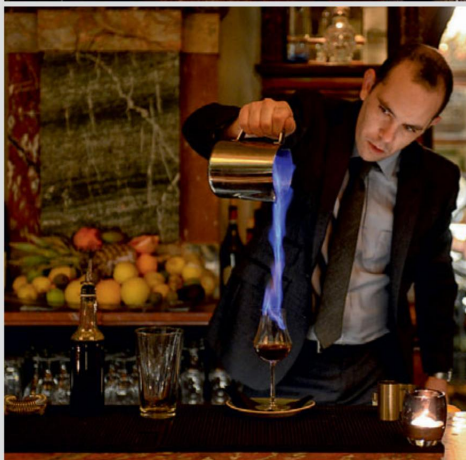
So whether your child is a pirate fan, loves animals or is football mad, the team at Gigi Brooks can help you create a unique bedroom they'll adore.

To enquire about a bespoke project, no matter how big or small, call Gigi Brooks Customer Services team on 01507 608 251 or visit gigibrooks.com





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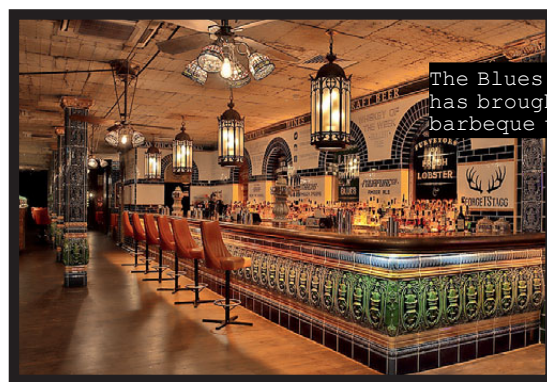
TOM PARKER BOWLES

Why I won't be giving up smoking any time soon

It all makes me feel rather ancient. Barbeque, that is, various cheap, tough cuts of meats cooked slow and low. Seriously, you can hardly potter two minutes through town without being assaulted by a rack of Memphis style ribs, or pulled Boston butt, or brisket with a markedly Texan twang. Hell, pulled pork is so damned ubiquitous that I'm weary of the very sight of it.

It wasn't always thus. Because 15 years back barbeque, to the British, still meant the brutal abuse of a perfectly innocent sausage, over roaring, chemical infected flames. A technique the Americans call 'grilling'. No, real 'que' over here was near impossible to find. In fact, you could only find it at Arkansas Café, in Spitalfields, run by a great man called Keir Helberg, better known as Bubba. Now Bubba was a pit master, a veteran of American competitions, contests where the prize money moves into tens of thousands of dollars, and bragging rights are beyond price. Bubba gave London a taste of the real thing.

As Lolie Eric Elie writes in his sublime Smokestack Lightning, the real diehards '...worship their own gods, speak their own language and think that the ability to distinguish a brisket from a butt is no less basic to a civilised existence than lounge chairs and chilled beer'. Amen to that. I judged for two years at the Jack Daniels Invitational. Hell, I'm even a certified Kansas City Barbeque Society judge. And sampled all sorts of oak and apple and cherry wood smoked joy in shacks and lean tos across the back roads of Tennessee, North Carolina, Texas and Arkansas. Then I came back to London. And wanted, no craved, a whole lot more.



The Blues Kitchen has brought proper barbeque to town

'Que' is the most democratic of American foods. It's the food of Presidents and pan handlers, best eaten with one's hands, on a simple wooden bench, washed down with iced tea or the occasional illicit beer. Back in London, Bodean's came after Bubba and started well, even if it has gone downhill since. Unlike The Big Easy in Chelsea and Covent Garden, which gets ever better. And then there are those glorious pioneers of serious British barbeque, Pitt Cue Co in Soho (now open in EC2), who know their craft. Others, too, like Red's True Barbeque, an ever-expanding chain that takes smoking seriously. Plus Burnt Ends from The Blues Kitchen (Shoreditch, Camden and Brixton), Neil Rankin's upmarket Smokehouse (Chiswick and Islington), and Soho's Shotgun, which divided the critics, but still knows its smoke. As does Grillstock Walthamstow. And don't forget those street food maestros, The Rib Man, BBQ Lab and Smokestack. At long last, and not before time, London has some smoke to truly savour.

EDITOR'S CHOICE – JOINING THE QUE

SHOTGUN

From the team behind London American restaurant, The Lockhart in Marylebone, Shotgun delivers authentic American BBQ in a New Orleans-style cocktail lounge. Leading the culinary direction is Mississippi-born chef/partner Brad McDonald, while James Stevenson leads the drinks program.
26 Kingly Street W1B 5QD; shotgunbbq.com

BODEAN'S

A place referenced by Mr PB, he isn't sure this institution is still up to the high standards it set when launched in 2002, but we feel the vision of founder of Andre Blais lives on in Fulham. If you want authentic American BBQ, there aren't many others who can compete with Bodean's.
4 Broadway Chambers SW6 1EP; 020 7610 0440; bodeansbbq.com

BIG EASY

Another on Mr PB's list, he reckons the Big Easy is getting better and better, and on our recent visit to the King's Road 'shack' we were delighted that their BBQ meat remains as gloriously tasty today as it did when we first ventured there.
332-334 Kings Road SW3 5UR; 020 7352 4071; bigeasy.co.uk



Meat like the salt beef, top, sits happily alongside a great choice of vegetables



NUMBERS ADD UP

*Fine dining without the fuss or pretension?
Why The Ninth scores a perfect ten*

Words MARK KEBBLE

Jun Tanaka is a patient man. 'I gave myself a year to find a place when I left Pearl Restaurant – to find the money, write a business plan and do the market research. Then I spent just over two years looking for a property, which was... just... the most frustrating and painful experience I have ever had in my entire career,' he draws out a long sigh. 'I looked at over 100 properties and out of those I made an offer on nine of them and this was the ninth one – but that's not why it's called The Ninth!'

Indeed it isn't, with the reasoning behind the name of Tunaka's establishment on Charlotte Street relating to the fact that this is the ninth restaurant he has worked in since his career began some 24 years ago. This, however, is the first he has run himself following stints in several Michelin-starred kitchens, working with the likes of Michel Roux Jr, Marco Pierre White and Eric Chavot along the way, as well as his hugely successful time as Executive Chef at Pearl Restaurant in Holborn, where he gained three AA Rosettes.

Despite the delay to opening, time hasn't been wasted as the thought that has gone into The Ninth is indisputable. The look – created with Dale Atkinson of Rosendale Design – is all striking copper, leather banquettes and exposed brickwork. 'It had to be warm and inviting,' states Tunaka. 'Then it's got to feel like it has been around for a long time – I don't like walking into restaurants where you know it's new, whereas this does feel that it has been well lived in.'

All of the struggles to find the right location and nail the look would come to nothing, however, if the food is not up to scratch. I visited during the soft opening and already The Ninth was buzzing, with bursts of chatter mixed in with quiet moments as

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HOW CHICKEN SOUP
SAVED THE DAY



THE STORY OF WHEN THE
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WHEN BOMBAY
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WELCOME TO WONDERFUL



The mackerel and razor clams show the strength of The Ninth's fish options



the clientele tucked into the French-Mediterranean menu. 'Out of all cuisines, French is probably the most complex,' Tunaka begins to explain the concept. 'When you spend 24 years learning – and you are learning every day – you want to learn something that has depth. People may disagree with me, but French is the foundation of a lot of cuisines. Then the Mediterranean aspect is because I prefer food that is fresher and more vibrant. I also wanted a sharing menu because that's the way I cook at home. Essentially I wanted people to feel like they were coming to my house to eat.'

Of course, my wife and I had to be rude and decline the sharing option due to our very different tastes (pescetarian as opposed to meat lover), but it didn't prove a problem. The Barbajuans to start were something we have not experienced before – a Monacan speciality of lightly fried Swiss chard, pine nuts and feta-filled ravioli – and was a glorious combination of flavours. Scotch eggs are something I am very familiar with, but loved Tunaka's duck version, before I followed up with rabbit lasagne and mustard béchamel, which I have to admit

For me French is the foundation of a lot of cuisines

looked underwhelming but tasted absolutely fantastic. I did enviously glance across at the king prawn macaroni opposite me, with tiny specks of pasta that I hadn't ever come

across before, and it was anything but heavy. For the mains Karen's sea bream was stunning, as was my smoked duck breast with caramelised chicory and walnuts. We visited late in 2015, but it was undoubtedly our meal of the year. Noting my view of the lasagne, in particular, Tunaka suggests it's an approach to cooking he has adopted. 'I personally prefer to cook simple food. It's all about the flavour of the dish. Now I will not put anything on a plate unless it improves the flavour.'

Sitting back and finishing his coffee, Tunaka looks content and not in the slightest bit tired, despite the fact there are days when he works 8am-1am. 'I wake up in the morning with a purpose,' he states. 'I want the restaurant to be full of happy customers. If that happens every single day, I will be happy – after all, I have spent three years getting to this point!'

22 Charlotte Street W1T 2NB; 020 3019 0880;
theninthlondon.com

PALIDA BOONVARNINGSRIT / STEVE LEE



The look of The Ninth was created with Dale Atkinson

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WELCOME TO WONDERFUL

Michel Roux Jr will join his daughter Emily for a series of events

Close encounters

Michel Roux Jr and the team at Le Gavroche are now offering a brand new dining experience every Monday. The world renowned restaurant will be closed on this day every week, but available for private hire, as well as making way for a series of pop-up events. Roux Jr and his daughter Emily will be launching these events on 1 February with 'The Next Generation', an intimate event that will see the father and daughter duo collaborating at the restaurant for the first time.

43 Upper Brook Street W1K 7QR;
020 7408 0881; le-gavroche.co.uk

FOOD NOTEBOOK

New experiences to thrill the taste buds

TIME FOR CHI

Pan-Asian restaurant Chi Kitchen is now open on the ground floor of Debenhams' flagship Oxford Street store, headed up by restaurateur Eddie Lim, owner of Thai favourite Mango Tree in Belgravia.
334-348 Oxford Street W1C 1JG;
0121 796 5888;
chikitchen.co.uk

ARTIST AT WORK

Clarendon Cocktail Cellar has opened within the Artist Residence, a ten-bedroom hotel founded by Charlotte and Justin Salisbury. Located under the newly opened Cambridge Street Café, the bar will serve drinks inspired by iconic artworks alongside British pub snacks and dishes to share.
52 Cambridge Street
SW1V 4QQ; 020 3262 0502;
clarendoncocktailcellar.co.uk

Perfect fit

D&D have announced, following an extensive refurbishment, the re-opening of Savile Row's Sartoria with renowned Italian chef Francesco Mazzei at the helm as Chef Patron. The refurbishment sees the addition of a new bar and cicchetti counter, two private dining rooms and a wine cellar.
20 Savile Row W1S 3PR;
020 7534 7000; sartoria-restaurant.co.uk

Mayfair's Mediterranean touch

Following a successful soft launch at the end of 2015, 8 Mount Street, the stunning new Mayfair-based brasserie and bar, is now open. Combining elegant simplicity with a contemporary twist, the 78-seater venue features a menu devised by Executive Chef Adrian Mellor, featuring a mixture of signature creations and new takes on much-loved brasserie fare.
8 Mount Street W1K 3NF;
020 7491 7078;
8mountstreet.com

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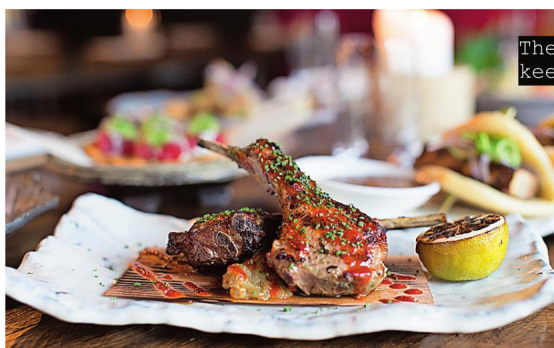


KUROBUTA

Words ALEXANDER LARMAN

One of the least predictable areas of restaurant growth in the last few years is in what can be glibly described as ‘the Japanese junk food market’. Ramen bars are ten-a-penny, with some good and some dreadful, but ex-Nobu Head Chef Scott Hallsworth has altogether grander ambitions with his mini-empire, which now includes three Kurobuta restaurants (in Marble Arch, Chelsea and, the latest, in Harvey Nichols) and his East London pop-up, Joe’s Oriental Diner.

Kurobuta is now snugly situated in the space that Harvey Nicks’s never-quite-working Fifth Floor Restaurant used to occupy, and does a remarkable job of bringing a buzzy atmosphere to the traditionally tricky space within a big shop. All the trademarks of the other restaurants are here; a great selection of alt-rock, heavy on Arcade Fire and Jane’s Addiction, top-notch cocktails, friendly but never stiff service, and a sense of things being done exactly the way they ought to be. On a Thursday night a couple of weeks into operations it was already packed, suggesting that word of mouth has been highly effective.



The Kurobuta menu will keep everyone happy

The food is very similar to the other Kurobutas, which is to say excellent. Everyone who visits ought to try the BBQ pork belly in steamed buns, which is pricey at £13.50 for two, but very, very good

indeed, and probably the signature dish. But then carnivores and pescatarians alike are well catered for by the comprehensive menu that offers ‘classical’ Japanese dishes such as salmon and avocado maki and unashamed high-quality junk food like the wittily named ‘Colonel Kurobuta’s fried chicken’. Any comparison between this and another colonel-led purveyor of chicken is purely (and legally) coincidental.

Some might have worried that, by going upmarket, Hallsworth might have toned down or even sacrificed altogether the quixotic rock ‘n’ roll spirit that has defined his brand, but judging by this they’ve got nothing to fear.

COST

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You can’t leave without ordering the BBQ pork buns, but the kara-age squid is delicious as well

WHAT TO KNOW...

It’s currently easier to get a table here than in its Chelsea neighbour – but expect this to change when word gets out

RESIDENT RATING

★★★★

109-125 Knightsbridge SW1X 7RK; 020 7920 6443;
kurobuta-london.com

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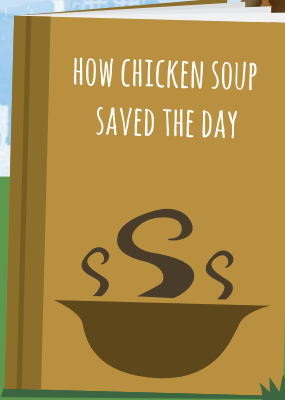
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TRISH LESSLIE

In need of a restorative break? Why Champney's Tring is the perfect healthy bolt-hole

Royalty, sports pros, politicians... For those in the know, Champney's Tring has been the health resort of choice for over 90 years. It's also mine. In over a decade as a health and beauty writer I've visited more than my fair share of spas, but to me the UK's original health farm is the one to beat.

With its blend of manor house elegance, woodland setting and state-of-the-art facilities, this Hertfordshire landmark manages to combine grandeur with robe-and-slippers cosiness. But it was starting to look a little tired. Well, no longer – the grand dame of spas has just had a facelift and is back on top form.

Set in 140 acres of private parkland less than an hour from London, the mansion house was built in 1875 by the Rothschilds – a provenance reflected in the high ceilings, grand sweeping staircase, stately drawing room and open fires.

But there's far more to Champney's than old-school charm. The rooms in the 'new' wing (dating from the 70s) have a more modern feel than the chintzier suites of the mansion. And there's nothing vintage about the facilities. Spend a couple of hours in the brand-new Detox Centre enjoying the infra-red and oxygen cabins, mineral-rich thalassotherapy pool and pristine treatment rooms and you'll leave feeling more streamlined – if a little wiped out as your body works hard to banish toxins.

With over 100 treatments on

offer, you won't be short of choice when it comes to pampering. A renowned centre for sports medicine, the spa has recently branched out into health screening. Alternative therapies such as reiki, acupuncture and hypnotherapy are also on the treatment menu.

Speaking of menus, the fare is healthy but hearty – proper portion sizes, beautifully presented and using fresh locally sourced ingredients, many of which are grown in the grounds. The breakfast and lunch buffets are expansive (you can order a full cooked breakfast or eggs cooked in every way imaginable), while dinner is a more formal, a la carte affair. Desserts (yes, there are desserts!) are tiny, but tasty.

From an outdoor heated hot tub overlooking the magnificent garden to tennis courts and the usual sauna, steam room and Jacuzzi, the spa has it all. There's a 25m pool, well-equipped gym and up to 20 classes a day on offer in the two large studios – everything from hula hooping, Zumba and body pump to yoga and Pilates. The more intrepid can even take advantage of the guest bikes to explore the surrounding rolling countryside.

From a romantic break to a spot of me-time, this jewel of a spa is the perfect feel-good destination. Whether I go it alone or accompanied, there's always one thing I can guarantee – that I won't want to leave...

The grand dame of spas has just had a facelift and is back on top form



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HEALTH & FITNESS NOTEBOOK

Keep winter at bay with Shona Wallace's top tips

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Find out more by calling 020 7622 2252 or visiting ethoslondon.co.uk



Buy of the Month

*Candle or collectable? Olympia Le Tan's romantic take on Diptyque's signature Rosaviola candle is far too pretty to light.
£44 at Diptyque, 195 Westbourne Grove W11 2SB; 020 7727 8673*

Top tips

Amanda O'Hare, Fitness First's PT Ambassador, reveals how to keep fit when it's cold outside:

1 If you're new to the gym or group exercise classes, aim to arrive early before the class starts so that you can tell the instructor you're new. That way they can demonstrate correct technique before the class starts and also ensure you have guidance throughout.

2 To keep motivated make sure you focus on what you're good at because that's normally what you enjoy doing. Stay focused by setting clear, objective goals, logging your achievements and rewarding yourself when you hit mini-goals every four to six weeks.

3 Don't use the 'I'm busy' excuse to skip going to the gym. You'd be surprised at how much you can accomplish even if you only have five minutes to spare. Working intensely for a short period of time can be really effective for fat loss and fitness, but make every second count – a five-minute routine will only make a noticeable difference if it's tough.

3 OF THE BEST HEALTHY GRANOLAS

Many so-called healthy granolas contain more than 15g of sugar per serving – these are some smart substitutions



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Qnola Savoury Granola 250g, £7.95 available at harveynichols.com



THE RAW ONE:

Primrose's Kitchen Hemp & Banana Granola 300g, £6.95 at primroseskitchen.com



THE MORE-ISH ONE:

Planet Organic Rawkin'nola Cacao and Vanilla Granola, £7.99 at planetorganic.com



ONE OF A KIND

Think Savile Row is all about men's tailoring? Think again as we meet the trailblazer that's Phoebe Gormley

Words MARK KEBBLE

I silently scold myself for a poor piece of research, but meeting up with Phoebe Gormley I don't realise she is just 21 years of age. Tall, glamorous and very confident, she is a world away from what I was like at that age. 'I don't feel like a 21-year-old,' she shrugs. 'When I hang out with people my own age, I feel like an alien. When someone judges me for my age, I find that really hard.'

The interview has taken a surprising turn. After all, my striking interviewee is the founder of Gormley & Gamble, the first made-to-measure tailors exclusively for women on Savile Row. Last month, The Resident celebrated the finest men's

tailors on the historic street, but Gormley's story was too intriguing to pass up on. 'I don't think my sex in this industry has negatively affected me,' she insists. 'When you are a 19-year-

old girl in a world of 65-year-old men, no-one is intimidated by you, no-one is cautious.'

Gormley is referencing the time she spent on Savile Row soaking up as much knowledge as she

could. It began with an internship at 15 with the tailor Gary Kingham and, by the time Gormley was 18, she wanted to run her own business. 'I tried looking for made-to-measure womenswear companies and I couldn't for the life of me find any,' she recalls. 'I found it interesting that no-one was doing it. I grew up in a family of entrepreneurs, so it just seemed very normal to me that someone would risk everything and start a business.'

So, at 20, Gormley & Gamble was launched, starting off in a restored bike shed in the City before swiftly moving to Savile Row, setting up shop within Cad and Dandy's premises. Why, I ask, is Gormley so unique in this industry? 'Women are too hard to please, their body shape changes every day, they are interested in investment fashion...'

I frantically scribble the list down until I clock the sarcasm in her voice. So that's all nonsense? 'Yes,' she nods. 'It's stuff that was maybe true in the 90s, but nowadays there are so many high powered and successful women in business who just do not have the time or energy to go shopping for themselves, but have to look and feel really smart and confident.'

Gormley says the majority of her clients are in

I don't think my sex in this industry has negatively affected me



Gormley & Gamble can customise to order and find the fabrics you desire



business, but it's not an exclusive club. 'Basically every woman believes her body shape is not quite right for the high street,' she points out. 'They will come in and say their bum is too big, their waist is too small, there is something that is out of proportion. I have had a 16-year-old come in who needed suits for school and I have had a 73-year-old woman who wanted a hot pink trouser suit.'

The service is very personal. Clients come in and will sit on the very leather sofas we find ourselves on today, next to a roaring fire, and then Gormley takes over. 'It's all about learning how to judge a person's body shape and style and personality and lifestyle and turning that into something that works for them,' she explains. 'We talk about the one piece of clothing they have spent lots of money on and never wear, and make sure we don't do that! And we talk about the pieces of clothing that are falling apart because they wear them so often, working out what their go-to outfit is. It's said that women wear 20% of their wardrobe 80% of the time, so we want to make that 20%.'

No request, it seems, is too outlandish either. 'I know the majority of tailors will show you the fabric they have in stock, but if you say you want something in a mustard yellow with some gold thread running through the middle of it, you will be told you can't have that. Whereas it will be my job to go out and source that fabric, that's the level of customisation I offer. The 73-year-old and the pink trouser suit – we couldn't find the right shade of pink for her, so we just custom dyed a white piece of wool to the perfect shade that she wanted. There is literally nothing you can't do.' Twenty one years in the making, Phoebe Gormley is tailor-made for Savile Row.

Find out more by calling 020 3411 0310 or visiting gormleyandgamble.com



A woman with long brown hair tied in a ponytail, wearing a light blue and dark blue draped garment, looking down and to the side.




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Sharp looking pets in the area have the ambition of a husband and wife team to thank

#V MARK KEBBLE

It says something when pets are better dressed than I am: visiting Mungo & Maud's Chelsea shop, there's a dog wearing a Mulberry coat looking rather pleased with itself. The fine looking chap is just one of many dogs (and cats) to look and feel a whole lot better thanks to a decade of hard work by Nicola and Michael Sacher, founders of Mungo & Maud. 'It certainly does not feel like ten years have passed,' says the former. 'We have evolved so much since we started. We are proud of what we have achieved – but not complacent, of course.'

It feels like the only thing that hasn't changed is the fact their flagship location is in Chelsea – 'We knew we wanted to be in the area and on a Saturday walk with our first dog George we stumbled across 79 Elizabeth Street and it was love at first sight' – and it's astonishing to see how far they have come. As well as regular collections, they have opened pop-ups in Paris and New York amongst others, and even collaborated with that most famous of cartoon dogs, Peanuts. 'It is a huge compliment to have had the opportunity to work with such iconic brands,' Sacher says. 'There is a creative essence that runs through that is particular to Mungo & Maud, but our style is always evolving.'

Their latest collection, Medici, is a case in point. 'We created this for whippets and greyhounds,' Sacher explains. 'I have always admired their elegance and composure. I wanted to capture the spirit of the Italian Renaissance, dogs that you might see in historical

works of art. We used a lace pattern-work design, which we embossed into the leather collars and leads in Sable & Pewter colours. Greyhounds and whippets have very fine necks and tend to wear a specific shaped collar to protect them. Beneath the leather of the collar is a padded layer to support their refined long necks.'

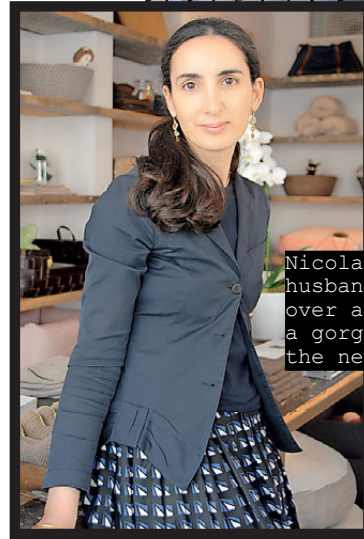
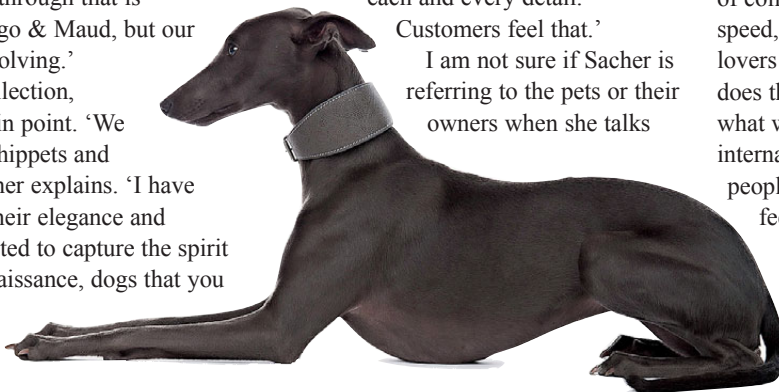
The collection does indeed look very elegant and shows why Harrods joined the Mungo & Maud party when they followed up the Chelsea launch with opening

on their second floor. The pets industry is, quite clearly, booming today, but back in 2005 it was a very different world. 'When we opened the first Mungo & Maud there were only traditional pet stores,' Sacher recalls. 'We took a risk. Were we ambitious back then? We were certainly passionate,' she muses, 'and we still are. We just believed in the idea and it grew from there. I like to think Mungo & Maud's popularity is down to being truthful and caring about each and every detail.'

Customers feel that.'

I am not sure if Sacher is referring to the pets or their owners when she talks

I wanted to capture the spirit of the Italian Renaissance, dogs you see in works of art



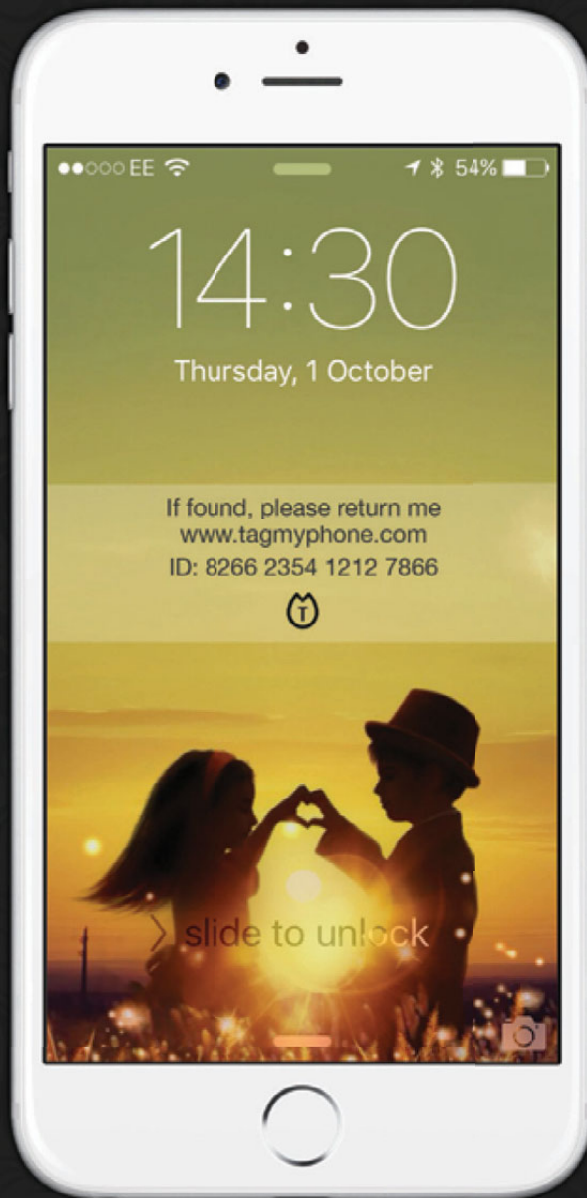
Nicola Sacher and her husband opened in Chelsea over a decade ago; a gorgeous model sports the new Medici collection



about customers, but my experience of Mungo & Maud suggests everyone is happy. With a constantly evolving range of collections appearing at surprising speed, there is always something for pet lovers to get excited about, but what does the future hold? 'To create more of what we love and to continue to expand internationally.' Let's expect many more people like me all over the globe to be feeling a little fashion jealousy.

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What vehicles will we currently find at London Morgan – and what's a stand out feature of each?

We currently have three models in stock: a 3 Wheeler, a Plus 4 and an Aero Coupe. The 3 Wheeler is fantastic, so fun to drive,



and the Plus 4 has the classic vehicle appeal, but with modern day reliability. The stand out, though, is the Aero Coupe, which has modern styling, but still maintains the Morgan classic twist.

Is there anything new on the horizon?

We are soon to be launching the new Aero 8 model. This year marks the 80th anniversary of the 4/4 and a limited edition version will be launched at the Geneva motor show in March, which we are all very excited about.

Over half of the cars you sold in 2014 were to foreign nationals. Why do you think that is?

One factor must be due to our location, but also the complete service that we offer. We can arrange shipping to anywhere in the world.

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Has the ethos behind the company remained the same since 1909?

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MIAMI REBORN

Miami is known for its beachside condos and neon nightlife, but its arts and culture scene is what's really booming

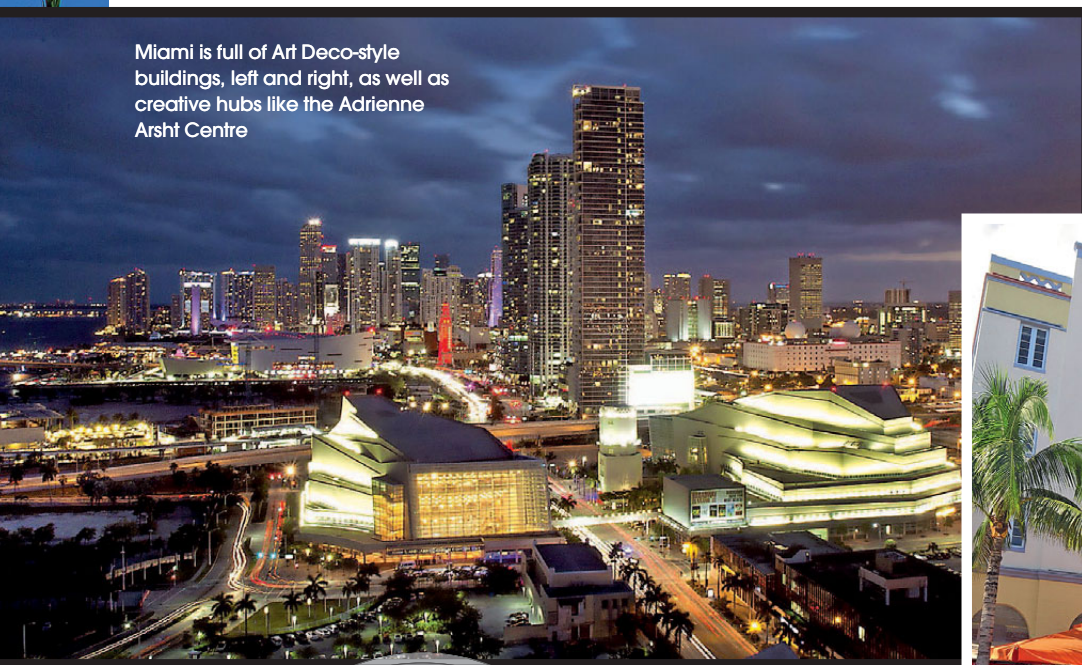
Words CATHERINE MCCABE

When Joan Didion released her book *Miami* back in 1987, a social and political take on the city, she described a world of new-found glamour, hotness and shady dealings under palm trees. This was, she said, 'a rich, wicked pastel boomtown'. The TV show *Miami Vice* had shone images of South Beach into every American living room, and the sunny colours of its Art Deco buildings were becoming the fashion in every sense. Before I visited, the Miami I pictured was a mood board of neon signs, martinis, bikinis and Will Smith riding on jet skis.



Miami's reputation as a party city runs deep into its history, right back to 1920s prohibition, when the illegal alcohol would arrive from Cuba to the port of Miami Beach, allowing the locals first-pick before it sailed off to satisfy the thirsty citizens of Chicago and New York. The idea of flash and trash surrounds Miami, and on the Ocean Drive strip, there's plenty of it; a blinding milieu of UV lights, fishbowl cocktails and crowded bars blaring throwback tracks. As I strolled down on a Thursday night, a group of topless Miami boys invited me to dance as the sound of Scat Man pumped through

Miami is full of Art Deco-style buildings, left and right, as well as creative hubs like the Adrienne Arsht Centre



TRAVEL NOTES

Virgin Airlines fly direct from London Heathrow to Miami International Airport, returns from £549. At The Betsy hotel, a classic king costs from \$401 per night (£269) per night based on two sharing, thebetsyhotel.com. For more information visit miamiandbeaches.com



outdoor speakers of the Cleveland Bar. But South Beach is just one Miami; you might get sand in your shoes, but it's no cultural desert.

Since Castro came into power in 1959, thousands of Cubans have made the city their home, but also Argentines, Haitians, Mexicans, Nicaraguans, Venezuelans and more weave into the Miami tapestry, creating a city ebullient in its own diversity. Spoken Spanish is heard at every turn. These pockets of communities built from years of immigration and integration help the city shine. Every third Friday, the neighbourhood known as Little Haiti comes to life with a free outdoor concert of kreyòl music, art and Haitian food for Big Night in Little Haiti (212 NE 59th Terrace). And over on Calle Ocho in Little Havana, there's a micro-Cuban universe operating outside history. Men and women argue politics in rapid Spanish at the window hatch of El Pub restaurant, carefully sipping

sweet Café Cubano from thimble-sized paper cups. Inside, the gut-busting glory of the meaty Cuban sandwich can be enjoyed for a just few dollars. And at Maximo Gomez Park, the clatter of dog-eat-dog dominos games fills the air. You have to be over-55 to play, but this is a spectator sport, just know when to duck as the brandishing of sticks is not uncommon when things get heated.

To explore the richness and colour of Latin American life, look to its art

To explore the richness of and colour of Latin American life, look to its art; small artists' studios and shops like that of painter Agustin Gainza can be found dotted around Little Havana.

Looking out onto Biscayne Bay, the city's contemporary art gallery Pérez Art Museum Miami is an artwork all of its own with its beautiful vertical gardens, designed by French botanist Patrick Blanc. And across from it, the \$300 million Patricia and Phillip Frost

Museum of Science lies under construction, complete with a Death Star orb, which the museum's exhibition developer Dr Jorge Perez-Gallego tells me will eventually become a 'cutting-edge' outdoor planetarium. Over on 1300 Biscayne Blvd, there's the Adrienne Arsht Center, with its bulging programme of ballet concerts and classical music. I was lucky enough to catch Buena Vista Social Club on their Adios Tour here. Even the hotels in Miami want in on the art world; The Betsy, a Southern Belle of a hotel on Ocean Drive, hosts *Escribe Aquí!*, a celebration of Ibero-American authors.

In the first week of December, Art Basel takes over Miami Beach; as with Frieze London, galleries across the city respond with a series of fringe art events. But in the area of Wynwood, art permanently lives and breathes on the architecture in the form of ever-changing murals. The neighbourhood was the home of a dwindling textile industry, until property developer Tony Goldman bought a block and turned it over to gallerists, artists and restaurateurs. The author P Scott Cunningham, founder of the O, Miami poetry festival, recently wrote that Miami's story is 'a bildungsroman of eternal optimism', evaluating itself on what it will be, rather than what is. But when it comes to the arts, this is Miami's moment.



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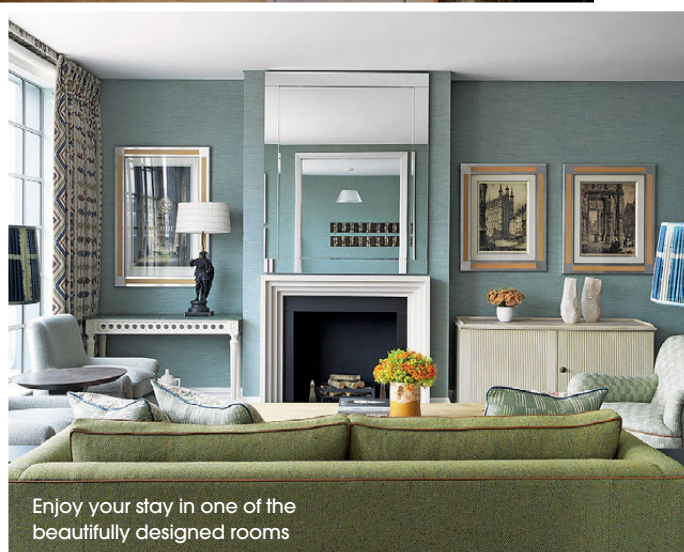
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The hotel, which opened in 1994, is the brainchild of hoteliers Tim and Kit Kemp, and boasts 96 bedrooms and suites plus six private apartments. Personally designed by Kit, every room is different, styled with a

colourful, comfortable London look.

Downstairs in Refuel, the bustling all-day bar and restaurant, Kemp has created a welcoming, eclectic space that's perfect for everything from a quick pre-shopping coffee to a fun Sunday brunch or lively Soho dinner out with friends. The bar itself is also a perfect meeting place for a cocktail (or two), served by friendly and knowledgeable staff.

If you're looking for the perfect place to stay in W1, The Soho Hotel won't disappoint. Each of the hotel rooms offers a great night's sleep in the hotel's

famously comfortable beds and gym bunnies can keep up their fitness routines at in-house gym Soholic, where you will find the very latest Life Fitness strength and aerobic machines. The hotel also offers guests two beauty treatment rooms with a varied menu to lie back and relax, using Temple Spa products.

And if you're thinking of hosting a big party or looking for an events space with a difference, The Soho Hotel offers a host of options, from private rooms, to the private Crimson Bar and even two private screening rooms.

The Soho Hotel, 4 Richmond Mews W1D 3DH; 020 7559 3000; sohohotel.com



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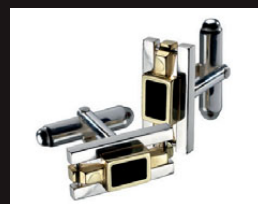


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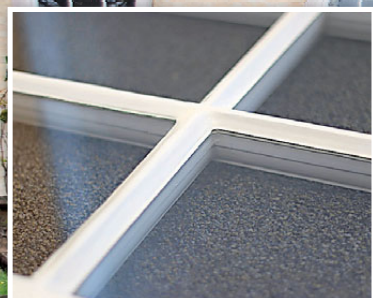
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Bede's is a co-educational HMC day and boarding school for children aged 13-18 in the rural village of Upper Dicker in East Sussex, an hour from London Victoria by train. Priding itself on its genuinely holistic educational philosophy, the school steadfastly refuses to academically top-slice its intake and instead educates children in the round, discovering and developing the talents of each and every pupil.

Bolstered by a partnership with Kings College London and situated on a 140 acre campus that includes a multi-award winning Art School, modern Science Centre and well-equipped Media department, Bede's is rated in the top 1% of all schools in the UK for Value Added at A Level and has enjoyed five years of improvement in public examinations both at GCSE and in the Sixth Form.

In spite of these successes, Bede's is anything but an exams-factory. Instead, it gives equal priority to academic, co-curricular and pastoral aspects of school life with dedicated teachers delivering an innovative programme which, in the words of the Tatler Schools Guide, 'coaxes the inner superstar out of their wards'.

Central to this process is the school's innovative Co-Curricular Programme, which sees over 100 clubs and activities on offer each week including everything from sailing, ceramics and classic car restoration to breeding endangered species at a one-of-a-kind Animal Management facility.

With a proud tradition of performing arts and a busy events calendar, Bede's celebrated Drama department and 75-year old Legat School of Dance work closely with the school's

Music department to produce over 20 recitals, plays and musicals a year.

Boasting an enviable sporting reputation, Bede's pupils can opt to play football, cricket, hockey, tennis and netball year-

round should they choose, with teams having claimed county, regional or national titles in each of the last five years. For elite athletes, the school's pioneering Emerging Talent Programme (ETP) prepares select sportsmen and women for lives in professional sport and is overseen by ex-England international cricketer and Bede's Director of Cricket Alan Wells and ex-GB number one and Bede's Director of Tennis Julie Salmon, with 20 additional sports clubs on offer elsewhere.

*Pupils are inspired to
achieve in every facet of
their education*



Unashamedly modern in its approach to education, Bede's 750-strong student population includes 300 weekly and full boarders who live at five stunning boarding houses, the most recently constructed of which were recognised by the Royal Institute of Chartered Surveyors for outstanding design.

A school where, in the words of The Good Schools Guide 'imaginations are encouraged to flow and flourish', Bede's is a place where pupils are inspired to achieve in every facet of their educational experience, prepared for life as well as exams and enabled to make outstanding contributions in every aspect of their lives: in school, in the local community and in the wider world.

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THE JOURNEY CONTINUES

Wetherby Pre-Prep and Prep are already stars of the education industry, so can their new Senior School follow the trend?

Words MARK KEBBLE



Strolling towards the new Wetherby Senior School on Marylebone Lane, I have to do a double take as I am sure I see Headmaster Nick Baker cycle past me. 'Working between two schools is fine,' says the man himself when we sit down a few minutes later, 'I have got the bike and at present we only have two year groups here. The Prep-Prep and Prep schools have a particular atmosphere about them – they are very pupil and parent focused, there is a real identity to them, so if somebody was going to set up a new Wetherby school it had to be someone from within.'

Baker has overseen Wetherby Prep becoming one of the most in-demand establishments in London, which sees its boys head off to a host of prestigious public schools in the country. Now parents will have the added bonus of being able to see their boys continue on a Wetherby educational path with the Senior School that opened its doors in September, once again with Baker at the



Social skills are just as important as academic skills

helm. 'I love a project,' he grins. 'When I was involved at the start of Wetherby Preparatory School we had 24 boys and now we have 325, which is immensely fulfilling. To be a part of a success story like that is quite unique in education, and it's exciting to be involved with the Senior School as there is a massive need for single sex, independent schools in Central London. It's exciting for me personally, exciting for the [Alpha Plus] Group, and also very good for the prep school world as there is another place we

can send children to that is academically rigorous and promotes good manners.'

Offering me a tour of the site, I see both factors first-hand. First the building looks great – I visited two years ago when DLD College was housed here and I love the bright and breezy feel to the new design – and the boys are very courteous. 'I like the fact they say hello to me when I walk around the school,' Baker says. 'Social skills are just as important as academic skills.' Walking into classes, the teachers are not knocked off their stride with my unplanned entrance – 'The staff here have a real passion for their particular subject,'

Baker tells me later – and when certain boys are picked out to answer a question based on the lesson so far, they answer without hesitation.

'I want the hands up atmosphere,' Baker says on what he likes to see in his classrooms, which will have an average of 15 boys per class at the Senior School. 'I want the boys asking questions and not being afraid to get things wrong. The boys do genuinely want to better themselves.

I don't want to turn a shy boy into an extrovert, and I don't want to turn an extrovert into an introvert – I want the boys to be themselves.'

With a longer school day offered here, plus a host of extra-curricular opportunities, there's plenty of scope for the boys to meet Baker's plan to send them off to the very best universities. 'I am really aspirational and ambitious,' he says on that, 'but we will celebrate the transition to any university regardless of its status in the wider public spectrum.' What's for sure, the wheels for Wetherby's next success story have been well and truly set in motion.

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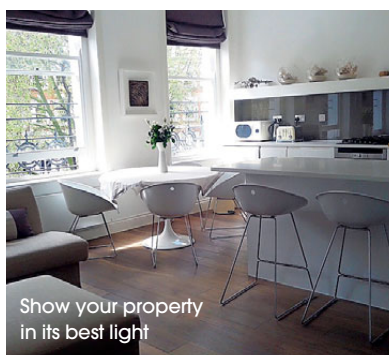
Thinking of renting out your property? Take heed and read on...

A brilliant ideal' was Sarah's reaction when she heard of Airbnb. Her large Chelsea house was increasingly being neglected: children had flown the nest, there was the growing attraction of 'a quiet life' in their house in Hampshire and the competing claims of their cottage in France. 'The house should be earning its keep,' she asserted to her increasingly laid-back husband, David, now semi-retired and winding down on just two short days a week (mainly lunch) in the city. 'Fine by me darling,' was his response, 'but are you sure it won't be too much work?'

Sarah got started almost immediately. The first thing was to take the pictures; this took ages. It was a lovely house and she'd furnished it beautifully; but somehow, from whatever angles she used, the pictures didn't really do it justice. 'I really need a professional to do this,' she thought, but that's more hassle to organise, 'Oh, well - they'll just have to do.'

Then there was writing the description. Having just scrapped a pass in O-level English Language, Sarah was never great with words, but she persevered. Finally, after half a dozen drafts, she had something to show David. 'That will do,' was his response. More late nights were spent navigating the complexity of Airbnb and uploading details; but finally it was 'live'.

A few weeks later she had her first enquiry. They seemed like a nice suitable family, the Williams from Ohio, and she accepted their booking. The questions started almost immediately. 'How good is the wi-fi, it's a must have? How far is there a store where we can get gluten free bread? What's the cheapest way of getting us all there from Heathrow? Is



Show your property in its best light

*I never thought I'd
have to act as a tourist
office rep*

the London Pass worth getting? How do we get an Oyster Card?' 'This is driving me crazy!' said Sarah. 'I never thought I'd have to act as a tourist office rep.'

Three days before her guests' arrival, Magda called and said she was very sorry but her mother had just been admitted to hospital and she had to go back to Poland; so Sarah was left to clean and prepare the house herself. Even worse, Magda didn't know when she'd be back and Sarah had invited friends to stay in London just a day after their departure. Too late, she remembered David's warning.

Sarah had carefully planned the day of their arrival. They were due to land at Heathrow at 9am, so she calculated they'd get to the house

at about 10.30am when she'd be there to meet them and let them in. That would take about an hour, so she booked to see a special exhibition at The Royal Academy followed by lunch at 1.30pm with a girlfriend, before returning to Hampshire.

By 11am there was still no sign of the Williams. 11.30 passed, 12.00, 12.30. Finally at 12.45 the door bell rang and the Williams family were on the doorstep. It had been a tale of woe. One bag had gone missing and that took ages to sort out, they changed tube at Earl's Court and got on the wrong District Line train, they got lost trying to get to the house, finally giving up and taking a taxi all of 200 yards.

Of course check-in took much longer than expected, they insisted on knowing what every knob on the washing machine and the dish washer was for, precisely how the TV worked (didn't they have one at home?), and having three dummy runs with the house alarm system.

Recounting all this to her friend Jean over tea rather than the planned lunch, the Royal Academy booking having been consigned to history, Sarah vowed: 'Never again, and it's not even over yet as I have to clean up!'

Jean smiled indulgently. 'Sounds like a nightmare. I've been letting out our London pad for years without any hassle.' 'How?' demanded Sarah. 'We use Coach House Rentals, they're a small, reliable company. They've been around for 15 years or so and really take care of everything - it's totally hassle free! If only you'd asked me...'

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- 88 Property news – which are the most sought-after amenities in the capital's new developments?
- 90 Insight – you may think there's nothing decent you can buy for £1m these days, but think again
- 92 Five of the best – stand-out apartments in the area
- 102 Our world – four members of Knight Frank Belgravia offer us a little insight into their lives
- 113 A Word From – Simon Barry of Harrods Estates looks at how 2016 is shaping up
- 135 My Month – Michael Bennett on positive vibes in Belgravia



As it's Valentine's month perhaps it's time to fall in love with a new home? There are certainly plenty of gorgeous London properties on show in the following pages, from new developments in Mayfair and the City, and five of the best apartments currently on the market. Also interested in what you can buy for £1m? Have a look on page 90.

Karen

Karen Tait, Property Editor

Editor's pick: Renovated to a high standard, this incredibly grand end-of-terrace house on Onslow Gardens, SW7, offers six bedrooms, generous entertaining space, a triple aspect and private parking: £12,250,000 (Chestertons, 020 7594 4740)



NEW



PROPERTY NEWS

The development set to transform Mayfair

TOP 10 AMENITIES

A concierge, gym and on-site retail facilities are the most desirable amenities by residents of new developments, a survey by CBRE, the world's leading commercial property and real estate services adviser, has found.

HAVE AND USE REGULARLY

Concierge	89%
On site retail	65%
Car parking	51%
Gym	46%
Bike racks	38%
Public realm/landscape	37%
Dry cleaning/collection	32%
Storage units	31%
Visitor car spaces	29%
Swimming pool	28%

76%

**GYM: the most popular
amenity residents would like**

89%

**CONCIERGE: most regularly used
amenity used in new developments**

DON'T HAVE BUT WOULD LIKE

Gym	76%
Swimming pool	69%
Visitor car spaces	64%
Concierge	58%
Storage units	57%
Car parking	56%
Roof terrace	53%
Spa	46%
Cinema room	41%
On site retail	41%



Work of art

Located on London's historic Cork Street, Native Land's Burlington Gate development is set to revitalise the heartland of Mayfair, providing 42 apartments, new world-class art galleries and the first public arcade built in Central London since the 1930s. Designed by Rogers Stirk Harbour + Partners, the mixed-use project will include one, two and three bedroom apartments, alongside four premium penthouses, with floor-to-ceiling windows, underfloor heating and hotel-style amenities including a residents' gym, spa and 24-hour concierge. The residences are accessed via their own private entrance in the arcade. Some 37 of the apartments have already been sold to UK-based and international buyers, achieving an average value of over £4,000 per sq ft. Due to open in spring, Burlington Gate will complement The Royal Academy of Arts' designs for the redevelopment of the area, which will link Burlington House and Burlington Gardens for the first time and will be completed in time for its 250th anniversary in 2018.



BRUTALIST ARCHITECTURE, CONTEMPORARY INTERIORS

Combining contemporary interior design with striking and unique architecture, Blake Tower, the fourth residential high-rise that completes the Barbican Estate, is set to become one of the most sought-after residential addresses in the capital. Redrow London, the developer behind the scheme, is working with interior specialists Conran & Partners to capture the essence of Brutalism by incorporating features such as pick-and-bush-hammered exposed concrete interior walls, which contrast with the warm feeling provided by the use of soft palettes, brass fixtures and fittings, and light oak flooring. The Barbican's iconic curved balustrades have also been subtly woven into the interior design; from a refined brass screen in the reception of the show apartment, to bespoke curved terrazzo bathroom vanity units in all apartments.

The 74 apartments within the Grade II listed tower will range in size from 450 to over 2,000 square feet and are priced from £720,000 (blaketower.com).

70RK

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CLEVER WAYS TO SPEND £1 MILLION

The experts give us their top tips on where to invest a cool £1 million

Words FIONA BRANDHORST

CENTRAL'S UNDISCOVERED GEMS

Living in the heart of London with its fabulous shops and some of the world's most beautiful parks is not necessarily out of reach. 'Kensington and its borders of Earls Court and Gloucester Road is such a fabulous place to live if you want a combination of village spirit with city flair,' says Chloe Leefe, Associate Director Sales, at Mountgrange Heritage. 'It is still possible to find a two bedroom flat close to Tube connections for under £1m. Although it's in the heart of London this area boasts several village enclaves with tight knit communities and local independent shops.'

On the other side of town Bayswater is making ripples too, as Paul Hyman, Sales Manager at Bayswater KFH explains: 'Bayswater is one of the last pieces of Central London's regeneration puzzle and the £1bn redevelopment of

Whiteley's shopping mall into a retail, residential and leisure facility will transform the area from a Central London backwater to a Prime Central destination, so my money's on here for a healthy investment. Transport options are already excellent with the Circle and Central Tubes, and with Paddington nearby Liverpool Street will be just ten minutes away and Canary Wharf just 17 when Crossrail arrives. The average sold prices in the area have risen 11.4% over the last year to £1,047,034, eclipsing that of its neighbours Notting Hill (10.8%) and Marylebone (1.5%).'

OLD CLASSICS

A stylish address really does count so consider established enclaves with great transport links and long-term growth. 'If you're looking to stay put in an area for a while choosing an established location

is key,' says Philip Pike, Manager at Faron Sutaria South Kensington. 'Upmarket Chiswick is often overlooked, but it has lots to offer with a wide choice of property in the £1m price bracket including riverside homes. Its village atmosphere, shops, restaurants and easy access to the M4 and Tube stations for easy commuting make it popular with families and young professionals.'

Victoria is another already established area that's worth looking at too. It's currently being heavily redeveloped with a string of new build apartments that could be great buys. 'You're likely to find a flat around the £1million mark in one of the great new developments in Victoria, such as a studio or one bed in Nova, Kings Gate or The View on Palace Street,' says Matthew Morton-Smith, Associate Director at Westminster Savills. 'There are also period



From left: Three bedroom, three bathroom flat offering great value in Bayswater through KFH for £1m; 950 new homes are planned at the former BBC Television Centre in White City; Apartments in Merchant Court, Wapping, have views of the River Thames, on the market with Cluttons

apartments converted from large, grand homes, which retain a generous square footage. These are exclusive addresses with London at your fingertips through the excellent connectivity of Victoria. The expected five year price growth for Central London is 21%.’

GO SOUTH

With Tube and rail connections becoming better year by year, moving south of the river is becoming ever more popular and offers good value. ‘Battersea has been put on the map following the regeneration around the Power Station, but there are some overlooked pockets that offer great value for money,’ reveals Charlie Mitchell, Sales Manager at Douglas & Gordon Battersea Park.

‘Houses around the Diamond Conservation Area offer a prime investment opportunity and you can get a lovely three bedroom cottage for between £950,000 to £1m. With the new Tube station set to improve transport links significantly, now is a great time to buy in Battersea.’

Property in SE1 is also being increasingly seen as a good long-term investment. ‘Borough Market and London Bridge have become a highly coveted micro-location where the financial and media industries crossover with the sought-after lifestyle on offer in

and around Bermondsey Street and the cultural attractions of the South Bank,’ says Zoe Mercer, Residential Development Manager at Jackson-Stops & Staff. ‘You would be looking to spend between £600k and £1 million for a one bedroom flat here. Developments such as Crest Nicholson’s Valentine Place are a good example of high standard new-builds. Prices are on the up, but the area still offers relative value for money; cross the river to the north and prices can be 100% more, at over £2,000 per sq ft.’

NEW FRONTIERS

Wherever you look, London is reinventing itself so all the more reason to break with the past and head for a new hotspot. ‘I’d be looking at the future growth potential for properties in the White City area as it’s just at the beginning of its transformation,’ reveals Mark Dorman, Head of London Residential Development & Investment at Strutt & Parker. ‘The redevelopment of the iconic BBC Television Centre lies at its heart offering absolutely everything for potential owners, tenants and investors from world-class shopping to green spaces and affluent surrounding areas.’

21%
*The expected five
year price growth
for Central London*

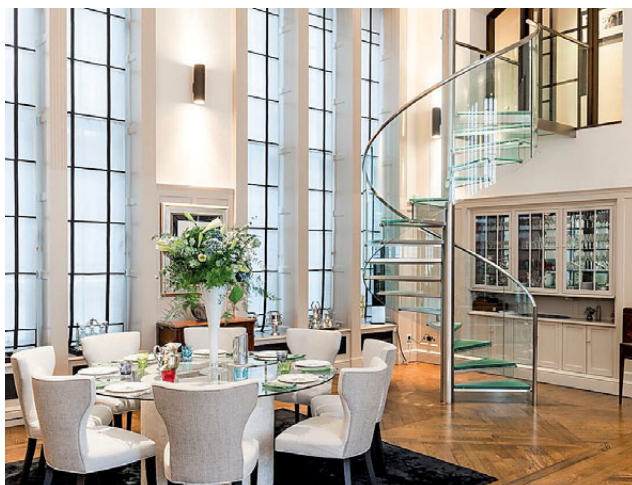
Moving East, James Hyman, Head of Residential Agency at Cluttons, is tipping often overlooked Wapping. ‘This is definitely an area to watch as it’s attracting a new crowd with the Chiltern

Firehouse executive chef, Nuno Mendes, hoping to open his Viajante restaurant there. There are a good number of riverside properties, often warehouse conversions such as Capstan Court, priced at around £1million.’

Finally, for those willing to take a punt on a completely new area, Nine Elms offers many new opportunities. ‘Some of the world’s most renowned architects are creating iconic buildings here, so it’s worth taking a look,’ says Rupert Dawes, Head of New Homes at Knight Frank. ‘There’s a fantastic choice of homes around the £1m price including two bedroom apartments in Mount Anvil’s FABRICA Keybridge Tower. Two new Northern Line stations will also be opening and the mainline station with links to SW London and beyond will be completely renovated. Average house prices in Vauxhall have risen by 69% since the beginning of 2010, outperforming Prime Central London by 24%.’

5 of the best... APARTMENTS

The chic city properties showcasing the height of luxury



GRADE II WONDER

Hallam Street, W1, £6,500 P/W

This three bedroom apartment offers over 3,000 sq ft of accommodation over two floors. All aspects of the property, which features two bathrooms, are stunningly designed with original features, and thanks to its towering windows and ornate plasterwork it is Grade II listed.

Kay and Co, 020 7486 6338



CHELSEA CHIC

Ellesmere Court, SW10, £1,950,000

Having wonderful views across London, this is a beautifully presented fifth floor three bedroom apartment. It features lots of light throughout and has access to a terrace, kitchen, plenty of storage, two bathrooms and a shower room.

John D Wood & Co, 020 7352 1484



OUTSTANDING VIEWS

Fitzrovia Apartments, W1W, £6,995,000

Offering two stunning roof terraces with panoramic views across Central London, this three bedroom property is designed to the highest standards with a smart system that controls temperature, lighting and an integrated audio visual system.

Druce, 020 7935 6535



SUPERB SPACE

Queen Anne's Gate, SW1H, £3,950,000

Occupying the ground and lower ground floors, this three bedroom flat block was originally built in the 1840s and reconstructed in 1990s. The ground floor in particular has an impressive sense of volume, and the flat includes a master suite with dressing room.

Hathaways, 020 7222 3133



Online

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features and news,
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LONDON SKYLINE VIEWS

The Corniche, SE1, £3,350,000

This penthouse, situated in an exclusive riverside address, features panoramic floor-to-ceiling glazing to maximise the stunning views across the river. With three bedrooms and bathrooms there is an abundance of living space.

St James, 020 8246 4190

Radnor Walk, Chelsea SW3

£2,950 per week* Unfurnished



Presented beautifully throughout, this immaculate four bedroom house boasts a very open and spacious reception room and a stunning mirrored patio.

2,168 sq ft (201 sq m)
Two reception rooms | Four bedrooms |
Three bathrooms | Paved garden |
EPC rating D

Chelsea 020 7589 9966
chelsea.lettings@struttandparker.com

Westbourne Park Road, Notting Hill W2

£3,250 per week* Unfurnished



Recently refurbished to a high standard throughout, this stunning four bedroom family house benefits from off-street parking behind secure gates.

2,312 sq ft (214 sq m)
Reception | Kitchen/dining area | Four
bedrooms | Three bathrooms | Study |
Garden House | Garden | EPC rating D

Notting Hill 020 7221 1111
nottinghill.lettings@struttandparker.com

Eaton Place, Belgravia SW1

£4,450 per week* Furnished



An exceptionally well presented duplex penthouse (with direct lift access) on one of Belgravia's most sought after streets.

2,282 sq ft (211 sq m)

Reception | Dining room | Kitchen |
Three Bedrooms | Three Bathrooms |
Private roof terrace | Lift | EPC rating E

Knightsbridge 020 7235 9996

knightsbridge.lettings@struttandparker.com

Cheyne Terrace, Chelsea SW3

£5,250 per week* Furnished



This fantastically stylish first floor apartment is part of a stunning new development situated in the heart of Old Chelsea.

2,747 sq ft (255 sq m)

Reception | Two bedrooms | Three
bathrooms | Double garage | Terrace |
Pool | Gym | EPC rating B

Chelsea 020 7589 9966

chelsea.lettings@struttandparker.com

* The following Tenant Charges may apply prior to tenancy commencement:
Tenancy Agreement £210 (inc VAT) Credit References per application £54 (inc VAT).
All advertised prices are excluded of utility and other associated services.

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Arundel Gardens, Notting Hill W11

£1,395,000 Share of Freehold



A beautifully refurbished flat situated in a striking stucco fronted period building. The flat has been finished to a very high standard and benefits from a south facing private patio and access to communal gardens.

974 sq ft (90 sq m)

Entrance hall | Kitchen/reception room | Two double bedrooms | En suite bathroom | En suite shower room | Utility room | Office | Private patio | Access to communal gardens | EPC rating D

Notting Hill 020 7221 1111

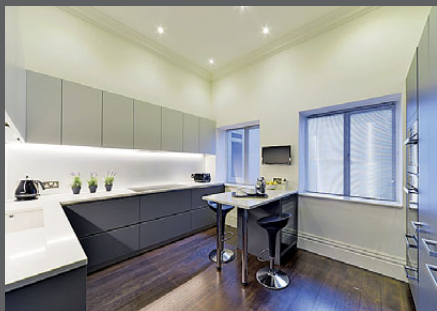
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Pont Street, Knightsbridge SW1

£4,500,000 Leasehold



An elegant ground and lower ground floor maisonette in the very best position on Pont Street, benefiting from high ceilings and its own front door in this prestigious Knightsbridge address.

2,042 sq ft (190 sq m)
Private entrance | Entrance hall | Reception room | Kitchen | Cloakroom | Master bedroom with dressing area and en suite shower room | Guest bedroom with en suite bathroom | Laundry area | Resident caretaker

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Palace Gate, Kensington W8

£4,975,000 Share of Freehold



An outstanding and beautifully presented three bedroom flat on the first and second floors of an attractive Grade II listed stucco fronted house.

2,209 sq ft (205 sq m)
Entrance hall | Drawing room | Dining room | Kitchen | Master bedroom with en suite bathroom and dressing room | Two further bedrooms with en suite shower rooms | Cloakroom | Balcony | EPC Rating D

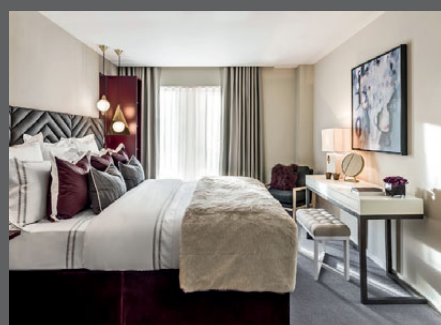
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* Prices correct at time of print

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Linden
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Photograph shows typical Linden home. Interior may include optional upgrades or extras available at additional cost. *Journey times and distances approximate. Earlsfield train station is approx. 0.3 miles from the development. Source: Google Maps.†Source: Ofsted website. Price and details correct at time of going to press.



Chester Square, SW1

GUIDE PRICE £23,995,000

Chester Square is a newly refurbished, freehold, white stucco fronted family home situated in a highly sought after position within this renowned Belgravia garden square. The property is approximately 6,291 sq ft.



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47 Lower Belgrave Street SW1W 0LS

020 3641 5907

OUR WORLD

*Four people who play a key role in making
Knight Frank Belgravia such a successful office*





STUART BAILEY
PARTNER, OFFICE HEAD,
BELGRAVIA SALES -
020 3641 5907

Having spent the last 15 years working in Belgravia, I have seen many changes. As a destination Belgravia is so much more accessible now with the successful creation of the village atmosphere found in not just one local area, but three. The vibrant feel of Elizabeth Street, Motcomb Street and Orange Square have really provided an attractive and welcoming destination for both local residents and those from further afield. I regularly cross paths with clients whilst out and about and it is a very enjoyable way to have a deeper feeling for the area. The close proximity to the West End and neighbouring Knightsbridge and Mayfair provides the opportunity to delve into the hustle and bustle of London life, then retreat to the peaceful garden squares and white stucco streets of Belgravia.



TOM SMITH
PARTNER, OFFICE HEAD,
BELGRAVIA & SUPER PRIME
LETTINGS - 020 7768 0807

Both Stuart and I were given the opportunity of starting up Knight Frank's Belgravia office in 2008. Since then we have gone from strength to strength and our rentals department is now the most successful in the business, which is something I am extremely proud of. This is primarily down to the excellent team we have in place that understand and value the importance of relationships and continuity, but also because of the unique and desirable area we have the privilege to represent. It's the proximity to the royal parks, boutiques, independent retailers, transport and some of London's top schools combined with the fantastic architecture and garden squares that make Belgravia such a special place to live. With such a diverse tenant and client base, it is vitally important that we make the right impression.



SUSANNAH ODGERS
SENIOR NEGOTIATOR,
BELGRAVIA SALES -
020 3641 5907

I've always worked in the property world, starting out as a trainee chartered surveyor before then moving to work in the Prime Central London market, and now covering the Belgravia, Westminster and Pimlico Prime Market. These areas have such a rich and varied history, there are many different types of property available and a huge diversity of people living here, which all make it a fascinating market to work in. Historically Belgravia has been a buoyant market and this continues to be the case, even with the recent changes in taxation. Westminster and Pimlico are both seeing a surge in popularity, partly due to the new developments raising the profile of the area. Our office is based in the heart of Belgravia and is incredibly close to all local amenities. It's certainly a vibrant and interesting place to work.



CAROLINE PHILLIPS
ASSISTANT MANAGER,
BELGRAVIA LETTINGS -
020 7768 0807

Being an estate agent never sounds very glamorous, nor does it incite thoughts of fun or diversity – however these ideas are most certainly unjust. At Knight Frank we spend our days talking to interesting and intelligent people from all over the world, and have the opportunity to visit some of the most beautiful properties in London; but most importantly, and the reason I walk to work with a smile on my face, is we offer people a home, a sanctuary and security. The longer I remain in the industry, the more I am impressed by it. It has become a very important and underestimated profession where you need to have a number of skills to ensure clients and contacts receive the best possible service and advice. A home is an essential part of human life and the quality of which can determine how good it can be.



Sloane Square - £7,975,000
A newly refurbished three bedroom lateral apartment finished to the highest quality, with wonderful west-facing views.



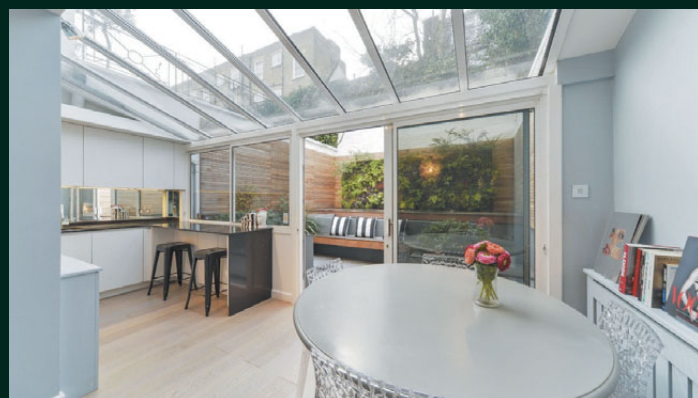
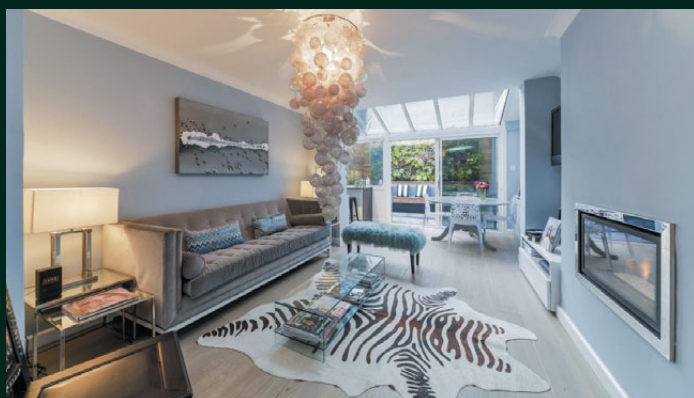
Lygon Place - £14,000 per week
An exceptional seven bedroom Grade II listed townhouse, situated in this secure development, accessed via a private driveway.



Eaton Mews North - £7,500,000
A refurbished four bedroom mews house in the heart of Belgravia. The property boasts exceptional volume and spacious rooms.



Chester Square - £5,500 per week
A modernised stucco fronted four bedroom townhouse on a pretty Belgravia square, including private parking and terrace.



Ovington Square, Knightsbridge SW3

An immaculate apartment with landscaped garden

A superb interior designed apartment, with a private front door, located in an envious position in Knightsbridge. The property has been carefully reconfigured with the primary living areas opening on to the landscaped garden. Master bedroom with en suite bathroom, second bedroom with dressing area, shower room, open plan reception room with dining area, kitchen, entrance hall, landscaped garden. EPC: D. Approximately 98 sq m (1,060 sq ft).

Share of freehold

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Rutland Gate, Knightsbridge SW7

A superb three bedroom apartment

A bright and spacious top floor apartment, with exceptional ceiling height in the reception room, located in this fine white stucco portered terrace building overlooking communal gardens. Master bedroom (en suite), 2 further bedrooms, shower room with steam sauna, entrance hall, reception room, kitchen, porter, lift, video entry phone, access to communal gardens (by separate arrangement). EPC: E. Approximately 122 sq m (1,323 sq ft).

Share of freehold

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Ebury Street, Belgravia SW1

Five bedroom white stucco fronted town house

Located in the heart of Belgravia, this property is presented in excellent condition providing well-proportioned living accommodation throughout. 5 bedrooms, 4 bathrooms, reception room, sitting room, study, 2 kitchens, breakfast room, patio, 2 terraces, balcony. EPC:D. Approximately 284.9 sq m (3,067 sq ft).

Freehold

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Guide price: £5,750,000

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Hereford Square, South Kensington SW7

A beautifully restored Grade II listed freehold house

This superb family house offers flexible living accommodation and is situated in one of South Kensington's premier garden squares. 5 bedrooms, 2 full bathrooms, shower room, first floor double reception room, kitchen, dining room, cloakroom, 47 ft garden and terrace. EPC:D. Approximately 261 sq m (2,811 sq ft).

Freehold

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York Terrace East, NW1

A stucco fronted Crown Estate property of over 6,000 sq ft located on the southern side of Regents Park, just 0.3 miles from Regents Park underground station.

3 reception rooms, kitchen, 6 bedrooms, 3 bathrooms, shower room; wine cellar, roof terrace, garage.
EPC rating E

£8,250,000 Leasehold

TR60744

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Warwick Square, SW1V

A one bedroom duplex apartment of 687 sq ft with access to Warwick Square, located 0.4 miles from Victoria station.

Reception room, kitchen, master bedroom, bathroom, WC; roof terrace, patio.

EPC exempt

£900,000 Leasehold

TR64157

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Haker Street, SW3

A house located just off Walton Street, and 0.5 miles from South Kensington underground station.

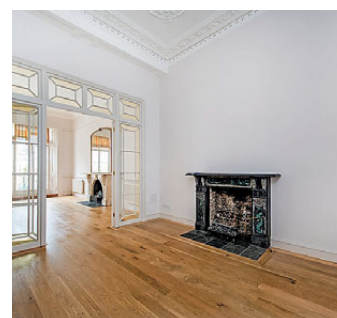
Double reception room, kitchen/dining/play room, 3 double bedrooms, 2 bathrooms, study, utility room, WC; terrace, balcony.

Unfurnished. EPC rating E

£1,730 per week (* fees apply)

Chelsea 020 7581 8431

TR63266



St. George's Square, SW1V

A one bedroom first floor flat in St. George's Square, 0.3 miles from Pimlico underground station.

Reception room, dining room, kitchen, bedroom, bathroom; balcony overlooking the gardens.

Unfurnished or part furnished. EPC rating TBC

£560 per week (* fees apply)

Pimlico 020 7828 4050

TR64217

* For full details of all associated fees please visit our website: www.jackson-stops.co.uk/london/tenants-service-charges.html

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FIRST LOOK
NEW DEVELOPMENTS



SIMON BARRY

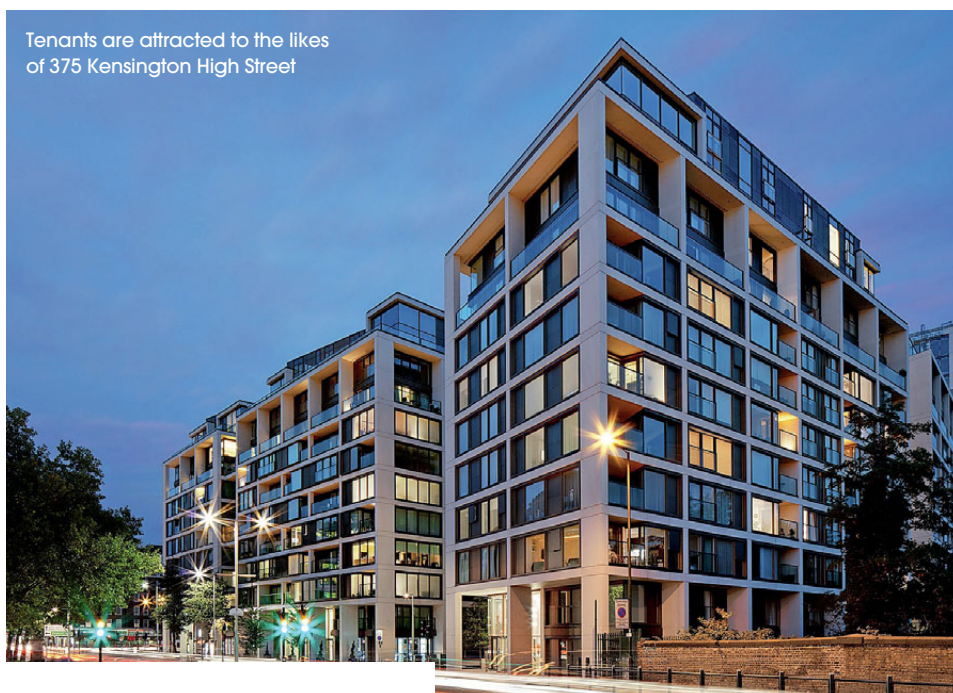
NEW RESIDENTIAL DEVELOPMENTS HARRODS

Prime Central London faces challenges as we welcome in 2016

Looking forward into 2016, we anticipate a rebound in sales activity. The outlook for the UK economy remains positive, even though there are risks of a knock-on effect from what's happening in the Far East and the collapse in oil prices. But we are looking at a low growth, low inflation environment and in these circumstances we are not expecting to see a return to strong annual price growth. More importantly, we do believe the market will remain stable and values will not drop below current levels.

Looking back, we have seen a shift in the number of sales transactions in the Prime Central London property market, with LonRes figures suggesting a 25% fall over the past 24 months, though this excludes off plan sales in New Developments. We believe that this has been influenced by three main factors: the impact of the slowdown in China on global economic growth, stretched affordability for both UK and overseas buyers caused by high prices and stricter mortgage lending criteria, and finally the increase in Stamp Duty Land Tax rates

Tenants are attracted to the likes of 375 Kensington High Street



Importantly, we believe the market will remain stable and values will not drop below current levels

announced in December 2014. In contrast, the Prime London lettings market has continued to do well. More and more tenants are now attracted to the convenience of renting in secure portered buildings that provide excellent lifestyle facilities such as One Hyde Park, 375 Kensington High Street and The Knightsbridge.

There is already evidence of a thaw with applicants who've been sitting on the fence waiting to see which way the market will move, deciding to get on with their lives and buy. In the short term, we see the introduction of the additional 3% SDLT charge as an incentive for buyers to act now, before it takes effect in April 2016.

61 Park Lane W1K 1QF; 020 7409 9001;
harrodsstates.com



Kensington High Street, £5,300,000

This three bedroom penthouse apartment is located on the 11th and 12th floors of this new landmark development on Kensington High Street. The open-plan reception room is a real stand out feature.

HARRODS ESTATES

LUXURY PROPERTY AGENTS

Established 1897



ONE HYDE PARK, Knightsbridge SW1

This three bedroom, city-facing apartment has floor to ceiling windows throughout and comprises a large double reception room with a balcony, separate dining room, Bulthaup kitchen and guest cloakroom. There is a substantial master bedroom suite, with walk-through dressing room and an outstanding bathroom clad in the finest Italian marble. Two further bedroom suites offer extensive additional accommodation. One Hyde Park is the first European Residences at the Mandarin Oriental with access to a private cinema, games room, squash court, gymnasium, spa and swimming pool, a full range of concierge services including valet parking, maid service and access to the Mandarin Oriental Hotel. The apartment includes one underground parking space and separate wine storage. One Hyde Park is ideally located for all the world-class facilities that Knightsbridge, Sloane Street and the West End have to offer. EPC rating C.

Leasehold: Approximately 990 years remaining

Guide price: £18,000,000

020 7225 6508

shaun.drummond@harrodsestates.com

JSA: Strutt & Parker 020 7235 9959

Harrods

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MAYFAIR OFFICE: 61 PARK LANE LONDON W1K 1QF T: 020 7409 9001

CHELSEA OFFICE: 58 FULHAM ROAD LONDON SW3 6HH T: 020 7225 6700

KENSINGTON OFFICE: 48-50 KENSINGTON CHURCH STREET LONDON W8 4DG T: 020 3650 4600

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RICHMOND MANSIONS, Chelsea SW5

A unique three bedroom apartment set in an elegant building in Chelsea. The property has been finished and furnished to an exceptionally high-standard throughout and benefits from air conditioning, Lutron lighting and underfloor heating in the bathrooms and kitchen. The accommodation comprises an entrance hall, two interconnecting reception rooms, a kitchen/breakfast room, a master bedroom with ensuite bathroom and dressing room, two further double bedrooms, a separate study, guest bathroom, laundry room and a fantastic south-facing balcony, EPC rating C.

Price: £2,775 per week plus property fees*

(£180 admin, £210 checkout)

References £42 per person

*harrodsestates.com/tenants

020 7225 5881

tobias.king@harrodsestates.com

Harrods

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HOMES TO VIEW

BOURNE STREET SW1W – FREEHOLD

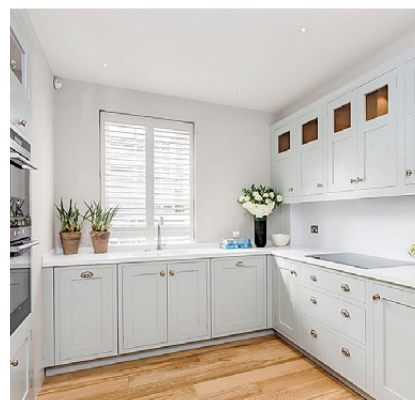
This charming freehold Belgravia townhouse has been completely rebuilt to an immaculate standard behind the original period façade.

Set over four floors, there is an abundance of natural light and entertaining space. Built with the greatest care and attention to detail the house features a bespoke hand painted kitchen, Sonos sound system as well as being fully air conditioned. The property has a fabulous roof terrace as well as a private garden at the rear.

Bourne Street is a beautiful quiet residential street superbly located beside Sloane Square. The property is therefore moments from Sloane Street, Knightsbridge and the King's Road.

020 7768 6288

belgravia@cluttons.com



BOURNE STREET SW1W – FREEHOLD

£3,750,000 – 3 bedrooms

EPC rating: D | Ref: BEL150003



250
YEARS

OF FORWARD
THINKING

[cluttons.com](https://www.cluttons.com)

TRINITY HOUSE W14 – LEASEHOLD

Situated within a superb new development, this stunning penthouse apartment is arranged over two floors with access to a large wrap-around terrace.



TRINITY HOUSE
W14 – LEASEHOLD
£13,500,000 – 6 bedrooms
EPC rating: C | Ref: TOW150023

With family accommodation of nearly 4,000 sq ft this meticulously designed apartment has six bedrooms, all with en suite bathrooms and a separate guest cloakroom. This spacious apartment has secure underground parking for two cars, comfort cooling throughout and underfloor heating to the bathrooms. On site facilities include a spa, swimming pool, cinema, gym and 24 hr concierge service.

Located in one of London's most desirable residential districts with the city's vibrant West End just moments away. This prestigious development offers a wonderful selection of shops, bars and restaurants and the beautiful green open spaces of Holland Park nearby.

020 7768 6295
chelsea@cluttons.com

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Sergey Grechko
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fulham.sales@kfh.co.uk



Ricco Leslie
Lettings
Tel 020 3792 5257
fulham.lettings@kfh.co.uk

kfh.co.uk/fulham

kfh.co.uk



**North End Road,
Fulham, SW6
£770,000**

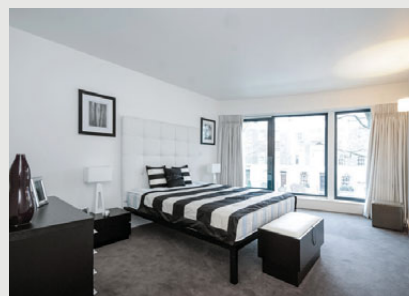
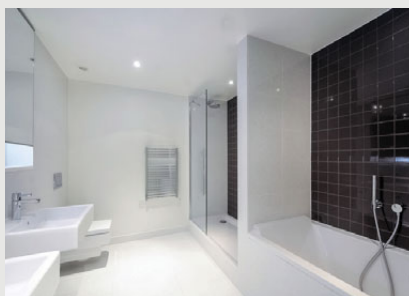
**Fulham and Chelsea 020 7731 0051
fulham.sales@kfh.co.uk**

A tastefully designed and spacious two bedroom, two bathroom flat with a private balcony.

This property is located moments away from Fulham Broadway underground station and is within close proximity of extensive leisure and shopping amenities including Whole Food Market, Marks & Spencer and Waitrose.

- Two bedrooms
- Two bathrooms
- Fully refurbished
- Comfort heating/cooling
- Private balcony
- Close to Fulham Broadway
- Miele cookers
- 732 sq ft accommodation
- No forward chain
- Leasehold
- EPC rating C





**Hortensia Road,
Fulham, SW10**
£795 pw / £3,445 pcm

Milliner House is a stunning new build complex offering a 24 hour concierge, CCTV and parking. There are two flats available, each with two bedrooms and two bathrooms, located moments from the fashionable Kings Road.

- Two bedrooms
- Two bathrooms
- Spacious open plan kitchen/reception
- Walk in wardrobe
- Modern interior design
- An abundance of natural light
- Furnished

Fulham and Chelsea 020 7736 6737
fulham.lettings@kfh.co.uk

£210 tenancy agreement fee per property. Other fees apply, visit kfh.co.uk/lettingsfees

Kinleigh Folkard & Hayward

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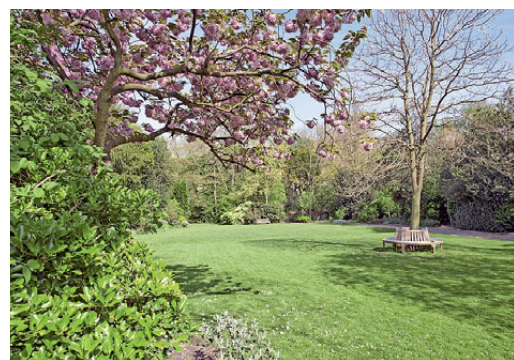


Wallingford Avenue, W10 £2,800,000 Freehold

An utterly charming family house which offers flexible accommodation (circa 2,300 square feet) with generous Edwardian proportions in the heart of the St Quintin Conservation Area. Wallingford Avenue is a pretty tree-lined street in the Royal Borough of Kensington & Chelsea located close to the outstanding facilities of Golborne Road, Portobello Road and Notting Hill. EPC=D. Reception room, four/five bedrooms, three bathrooms, utility room, cloakroom, kitchen/dining room and west-facing garden. **Sole agents**

020 8960 0181 michael@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk



Hillsleigh Road, W8 £2,750,000 Freehold

A charming non-basement house which has been recently refurbished to a high standard throughout. The property spans some 1,599 sq ft and offers well balanced accommodation across three floors. The house falls within the catchment area for access to Campden Hill Square (subject to application) as well as the beautiful spaces of Holland Park. EPC=D. Reception room, three bedrooms, fourth bedroom/second reception room, three bathrooms, guest cloakroom, open-plan kitchen and patio. **Sole Agents**

020 7937 9976 chloe@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk



Lexham Mews, W8 £1,500 per week Fees Apply

A stunning mews house that has been refurbished to a very high standard. Situated in this charming village location close to Kensington High Street. The property offers impressive entertaining space and benefits from hardwood flooring, a bespoke Italian kitchen with skylight, gas fire place and built in audio system. Short let. EPC=D. Reception, three bedrooms, two bathrooms, dressing room, utility room and open-plan kitchen. Unfurnished.

020 7221 2277 sophie@mountgrangeheritage.co.uk



Lansdowne Road, W11 £4,650 per week Fees Apply

Beautiful house with garden on this wonderful street in Notting Hill. The property has been designed and furnished with incredible flair to provide the perfect balance of family accommodation and elegant entertaining space. EPC=F. Two reception rooms, four bedrooms, three bathrooms, kitchen, garden and access to communal gardens. Furnished. **Sole Agents**

020 7221 2277 petra@mountgrangeheritage.co.uk

mountgrangeheritage.co.uk



South Edwardes Sq, W8 £2,250 per week Fees Apply

A beautiful family home situated on one of Kensington's most desirable garden squares with fabulous views over the beautiful Edwardes Square communal gardens. EPC=E. Two reception rooms, four bedrooms, three bathrooms, eat-in kitchen, private south-facing garden and access to communal gardens. Unfurnished. **Sole Agents**

020 7221 2277 neha@mountgrangeheritage.co.uk

Chard

Chelsea Manor Street, W14

£1,400,000

A beautifully presented, three bedroom apartment set within the popular development of Swan Court located in the heart of Chelsea



- Three bedrooms
- Lift access
- Porter
- Desirable location
- Sloane Square station
- Energy rating c

South Kensington & Chelsea sales
020 7373 8883



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Estate Agent
and Letting Agent

chard.co.uk

Chard

Cranley Gardens, SW7

£765,000

This one bedroom third floor apartment has recently been refurbished to a high standard



- One bedroom
- Roof terrace
- Third floor
- Recently refurbished
- Gloucester Road station
- Energy rating c

South Kensington & Chelsea sales
020 7373 8883

Rosary Gardens, SW7

£1,150,000

A beautifully presented two bedroom apartment ideally located in the sought after Rosary Gardens



- Two bedrooms
- Two bathrooms
- Study and storage room
- Patio
- Gloucester Road station
- Energy rating d

South Kensington & Chelsea sales
020 7373 8883

Queen's Gate, SW7

A well proportioned two bedroom lateral apartment located on Queen's Gate



£2,375,000

- Two bedrooms
- Two bathrooms
- Separate kitchen
- Lift access
- Recently refurbished
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

Onslow Square, SW7

This beautifully presented four bedroom fifth floor apartment offers two reception rooms



£3,600,000

- Four bedrooms
- Three bathrooms
- Two reception rooms
- Separate kitchen
- Lateral apartment
- Energy rating c

South Kensington & Chelsea sales 020 7373 8883

Harwood Terrace, SW6

A charming four bedroom family house ideally located for access to Fulham Broadway



£1,950,000

- Four bedrooms
- Three bathrooms
- Two parking spaces
- Recently modernised
- Outside space and balconies
- Energy rating d

Fulham sales 020 7731 5115

Kensington High Street, W14

A two bedroom apartment situated on the ninth floor of this new development



£1,400,000

- Two bedrooms
- Two bathrooms
- Outside space
- Newly built development
- Facilities on site
- Energy rating tbc

Fulham sales 020 7731 5115



Regulated
Estate Agent
and Letting Agent

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Chard

Hans Road, SW3

A recently refurbished two double bedroom apartment arranged over the top floor

£1,000 p/w



- Two double bedrooms
- Two bathrooms
- Top floor
- Lift
- Separate kitchen
- Knightsbridge station

South Kensington & Chelsea lettings
020 7244 7711

Brechin Place, SW7

This raised ground floor, one bedroom apartment offers a private garden in South Kensington

£775 p/w



- One bedroom
- Raised ground floor
- Open plan kitchen
- Private gardens
- Gloucester Road station
- Energy rating d

South Kensington & Chelsea lettings
020 7244 7711

St Dunstons Road, W6

A recently refurbished four bedroom family house with a private garden in Barons Court



£950 p/w

- Contemporary finish
- Four bedrooms
- Private patio garden
- Spacious reception room
- Barons Court station
- Energy rating e

Fulham lettings 020 7384 1400

Anselm Road, SW6

This spacious four bedroom family house is ideal for access to Fulham Broadway



£950 p/w

- Newly refurbished
- Open plan kitchen
- Private paved patio
- Media room
- Fulham Broadway station
- Energy rating e

Fulham lettings 020 7384 1400

The Boulevard, SW6

A contemporary three bedroom apartment with access to a private balcony



£715 p/w

- Three bedrooms
- Living room with wood floors
- Open plan kitchen
- Two bathrooms
- Imperial Wharf station
- Energy rating b

Fulham lettings 020 7384 1400

Britannia Road, SW6

A well proportioned two bedroom apartment situated within the popular Moore Park Estate



£650 p/w

- Two double bedrooms
- Refurbished throughout
- Surround sound system
- Two bathrooms
- Fulham Broadway station
- Energy rating b

Fulham lettings 020 7384 1400





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PROPERTY CONSULTANTS

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charles@mcdowellproperties.co.uk

mcdowellproperties.co.uk



Tregunter Road, SW10

A beautiful five bedroom family house comprising of 7,347 sq ft (682 m sq) approximately, situated on this highly desirable tree-lined street next to The Boltons. Entirely rebuilt behind the original façade by top architects Studio Indigo and finished to the very highest standard, in all, the project took five years from planning to completion. Further benefiting from an indoor swimming pool, a lift, off street parking and a south facing, landscaped garden. Tregunter Road offers a rare opportunity for the discerning central London buyer - a turnkey house without compromise.

Freehold

Price on application





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Truly outstanding 1st floor apartment

A truly exceptional 1st Floor Duplex apartment with spectacular, open plan entertaining space culminating in an "atrium" reception room with 10m high ceilings. With over 7600 sq ft (712 sq m) internally, two parking spaces, a private west facing terrace and up to seven en suite bedrooms in one of the most prestigious and discreet apartment building in Chelsea. Comprising only 15 apartments, the building offers 24 hour security and portage, resident building manager, 52 security cameras, underground parking with number plate recognition and full-time gardener for the extensive communal garden.

Long lease & Share of Freehold

Price on application

BEST ADVICE • BEST PRICE

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EBURY STREET, SW1

A beautifully presented and bright south facing sixth floor apartment which has recently been refurbished. Situated in a much sought after mansion block that has a lift and porter, and is located in the heart of Belgravia, a short walk from Victoria.

Leasehold 138 Years

£1,500,000

- * Entrance Hall
- * Reception Room
- * Kitchen
- * 2 Bedrooms
- * Bathroom
- * Guest WC

 OnTheMarket.com

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tel: 020 7730 9253
reception@bestgapp.co.uk



Best Gapp are currently marketing a stunning house on Chester Row in Belgravia



MY MONTH

Why the only way is up for the Belgravia rental market, in more ways than one

Words MICHAEL BENNETT



What has been the most challenging aspect of your month?

As with every month of the year, we always endeavour to meet client's expectations and

to provide the best service possible at Best Gapp Belgravia.

What has been your personal highlight?

The warm welcome from clients at the beginning of 2016.

Describe an exceptional property that has come on to the market...

We have a fine house to let on Chester Row, which offers exceptional accommodation in the heart of Belgravia.

What has been the most surprising thing to happen to you?

To be experiencing a relatively mild January!

What has been the highest offer or the quickest sale to take place recently?

To have placed a tenant in the most exquisite apartment in South Kensington, between Christmas and New Year.

What is your favourite local foodie hot spot?

Tomtom Coffee House – they do great breakfasts there.

How has the market been performing so far in 2016?

We have been experiencing very good momentum, continuing on from 2015.

What local campaigns have you been involved with?

We are about to embark on Vertical Rush 2016. The event is a tower-running challenge organised by Shelter to raise money for the charity at Tower 42 – 42

We have been experiencing very good momentum, continuing on from 2015



The team will soon be taking part in Vertical Rush

floors and 932 steps.

What are you most looking forward to next month?

The dawn chorus, together with brighter mornings and less rainfall!

What has been the most unusual question or request you've received from a client?

To climb a tree and rescue a cat...

Michael Bennett, Head of Lettings
020 7739 9253
bestgapp.co.uk



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SW15

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INTERNATIONAL



Dorncliffe Road, SW6

An exceptional new detached five bedroom house of , built to a high specification to a unique modern design, and incorporating modern materials to stunning effect. There is off street parking behind remote controlled gates, and a private courtyard garden. **EPC:B**

OIEO £3,000,000 Freehold

- New Build
- Private Off Street Parking
- Underfloor Heating
- Bulthaup Kitchen
- Carrera Marble bathrooms
- 3,149 Sq Ft

Hamptons Fulham

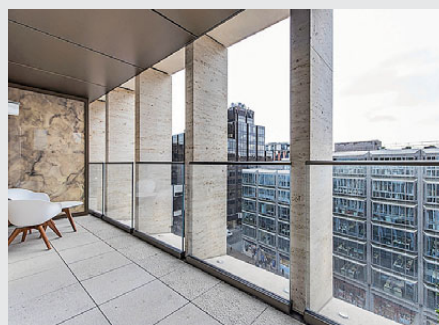
Sales. 020 7384 1001 | fulham@hamptons-int.com





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Kings Gate Walk, SW1E

2 bedroom 2 bathroom (1 en suite): New development of exclusive apartments from Land Securities designed by Lynch Architects and inspired by traditional Venetian palazzo & reflecting existing Italianate influenced architecture in Westminster. **EPC:B**

£1,195 per week*

- Concierge
- Open Plan Reception Room
- High Specification Fixtures Throughout
- Lift Access
- Parking by Negotiation

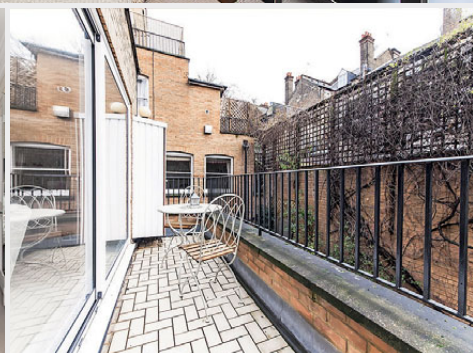
Hamptons Pimlico & Westminster

Lettings. 020 7717 5479 | pimwestlettings@hamptons-int.com



***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

BEANEY PEARCE



Tennyson House, SW3

£2,250,000

A beautifully presented, two double bedroom apartment located within a sought after red brick mansion block. The property benefits from a porter, ample storage throughout and floor to ceiling sliding doors leading out onto the private terrace. Ideally situated for access to local amenities and the transport links of Sloane Square, energy rating c.

Chelsea Sales

020 7590 9510

BEANEY PEARCE



Tregunter Road, SW10

£2,800,000

A large three/four bedroom apartment set within a handsome period property on Tregunter Road. Offering a share of freehold and ample storage space, energy rating f.

South Kensington Sales

020 7838 1888



Roland Gardens, SW7

£1,710,000

A beautifully presented, two bedroom third floor flat set within an attractive period building. The property benefits from ample storage and a private balcony, energy rating d.

South Kensington Sales

020 7838 1888



Stanhope Gardens, SW7

£750 p/w

A two bedroom apartment set within a portered building overlooking Stanhope Gardens. Ideally located for access to Gloucester road and local amenities, energy rating d.

South Kensington Lettings

020 7838 1888



Petersham Mews, SW7

£1,600 p/w

A well proportioned, four bedroom family house arranged over three floors and ideally located on a sought after residential mews in South Kensington, energy rating d.

South Kensington Lettings

020 7838 1888

BEANEY PEARCE



Coleridge Square, SW10

£4,150,000

Situated within the Kings Chelsea development on Coleridge Square is this beautifully presented house. Benefitting from a private terrace and landscaped gardens, energy rating d.

Chelsea Sales

020 7590 9510



Waldron House, SW3

£3,250,000

This charming, three bedroom split level apartment is located in the heart of Chelsea. Offering access to a private garage and a porter service, energy rating d.

Chelsea Sales

020 7590 9510



Cheyne Walk, SW10

£2,250 p/w

A well proportioned, five bedroom end of terrace house benefiting from access to a garage, ample storage space and views overlooking the river, energy rating e.

Chelsea Lettings

020 7590 9500



Lamont Street, SW10

£2,195 p/w

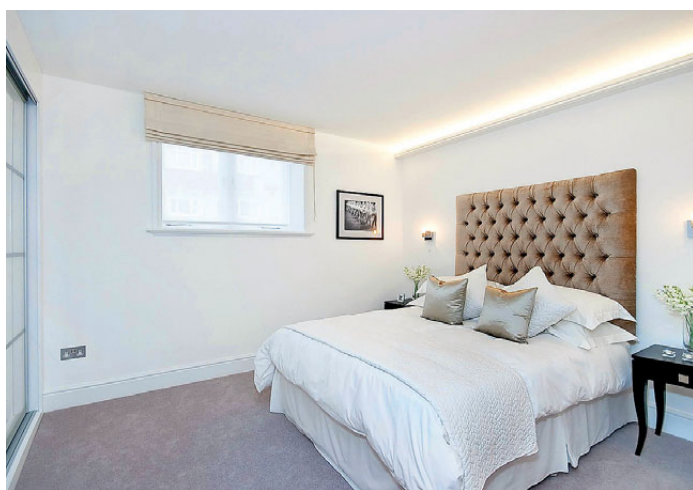
This recently refurbished, four bedroom family house is located on a popular residential road. Ideal for access to the Kings Road and Fulham Road, energy rating e.

Chelsea Lettings

020 7590 9500

Tenant fees apply: £180 inc. VAT per tenancy contribution to administration, £60 inc. VAT reference fee per tenant, £144 inc. VAT towards end of tenancy check out report.

PLAZA estates



ENNISMORE GARDENS, SW7

Situated on the first floor of this impressive period building in one of London's most desirable addresses, this is a beautiful interior designed and completely modernised one bedroom apartment, comprising 677 sq ft, with a roof terrace, located moments from Hyde Park and a short walk to Knightsbridge and Harrods.

Reception Room, Bedroom, Shower Room, Luxury Kitchen, Underfloor Heating, West Facing Terrace, Porter, Lift, EPC Rating D

LEASEHOLD 101 YEARS UNEXPIRED

£1,895,000



D'OYLEY STREET, SW1

Spectacular penthouse apartment with wonderfully light accommodation arranged over 2 floors and far reaching panoramic views across London. 2036 sq ft.

3/4 Bedrooms, 4 Bathrooms, 2 Interconnecting Reception Rooms, Study/Bedroom 4, Kitchen, Large Roof Terrace, Lift, Porter, EPC Rating F

UNFURNISHED

£2,900 PER WEEK FEES APPLY*

* £264 inc of VAT to include tenancy agreement & referencing per property. Please contact us for further information.

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Pictured above is:
Early 17th Century Oak & Inlaid Armchair, Yorkshire, circa 1630-1640.
Late 19th Century English Iridescent Art Glass Vase by Thomas Webb, circa 1880-1890.

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1 free hour consultation

Amanda Powell
Founder, Private PA Ltd

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Or have a look at our website for ideas at
www.PrivatePA.co.uk

GARDENING

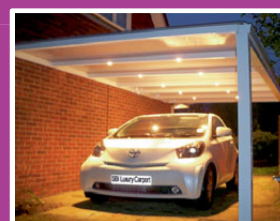
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28th December 2015 marked another milestone in the Government's war on UK property owners. This time it came in the form of a consultation document outlining proposals to increase tax on second homes.

Announced in last year's Autumn Statement, under the new rules applicable from April 2016, a higher rate of Stamp Duty Land Tax (SDLT) will apply for purchases of additional residential properties, including buy-to-let properties and second homes of three percent above the current rates. Simple enough as this may sound - The new "second home" tax actually reaches far wider and may be far more damaging than first anticipated.

The measures will impact not only properties traditionally thought of as "second homes" but will apply to parents who purchase property for their children's occupation, or otherwise take an interest, however small, in residential property that their child owns. Suddenly, the Bank of Mum and Dad, which plays a huge role for many young people in the Capital hoping to get onto the property ladder, may not

be as appealing to the lender (aka mum and dad) - and for many will make the prospect financially crippling.

Another, and more immediate, concern is the idea that where there is an "overlap" period of ownership of owner occupied residences, a surcharge must be paid and then reclaimed within 18 months. This means that if you are moving house you're going to face a number of financial surprises.

Plans to apply new higher rates of SDLT to homes bought by companies, which will impose a surcharge on the first residential property bought by a company, preventing the use of such structures for tax avoidance, closes another "loophole" for property owners.

If you are already living abroad and have a place in the UK you are not safe either. Rules on split year occupation set to be introduced will mean UK citizens who have chosen to acquire properties in the sun and spend some, or indeed the majority of their year in sunnier climes, would be subject to the surcharge and not eligible for a refund. Under the new subjective test the acquisition of a

residential property in the UK, even to replace one which they already own, would be required to pay and the funds not returned!

One of the most shocking revelations in the consultation document, however, was on extraterritoriality. For the purpose of UK SDLT, the number of residential properties that you own will be counted on a worldwide basis rather than just the UK, which is likely to create a host of problems and complications.

Only once the results of the consultation have been published will we really see the extent of the potential damage proposals could have, as has already been reported by many commentators, and will force the Government to reconsider parameters. But many of the proposals are likely, in some form or another, to stay the same and for this reason it is crucial that anyone owning a "second home" in the UK must consider seeking advice from a specialist UK property tax advisor.

David Hannah, Principal Consultant,
Cornerstone Tax

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